Karen Johnson Davidson County
Batch# 296047 DEEDWARR
10/04/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $627.15
20191004-0101667

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922583

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $169,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carrie Sonstegard and Eric Sonstegard 2134 Fairfax Avenue Apt C10 Nashville TN 37212	New Owner 12610 Hillside Dr. Moorpark, CA 93021	Tax Parcel ID No. 104 11 0A 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David D. Johnson and Cynthia C. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carrie Sonstegard and Eric Sonstegard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *Sterling

Land in Davidson County, Tennessee, being Unit number C-10, Parcel 42 of The Villager West Condominium Apartments, as of record in Book 5210, Page 174, Register's Office for Davidson County, to which Plan reference is made for a complete description, and as established by Master Deed of record in Book 5452, Page 419, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed

Being the dame property conveyed to David D. Johnson and wife, Cynthia C. Johnson , by Warranty Deed from Suzanne K. Edwards of record in Instrument No. 20070727-0089257, In the Register's Office of Davidson County, Tennessee, dated July 24, 2007 and recorded on July 27, 2007

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER WEST, as recorded in Plat Book 5210, Page(s) 174.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON PARKS, as recorded in Plat Book 161, Page(s) 160 and revised in Deed Book 534, Page 258.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager West Condominium of record inBook 5452, Page 419 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2134 Fairfax Avenue Apt C10 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2019.

David D. Johnson
by _____, Attorney in Fact
David D. Johnson
By: Will Chapman, Attorney in Fact

Cynthia C. Johnson
by _____, Attorney in Fact
Cynthia C. Johnson
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David D. Johnson and Cynthia C. Johnson and that he is authorized by David D. Johnson and Cynthia C. Johnson to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of October, 2019.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY