# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: 4-24-2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 302068 DEEDWARR
10/17/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20191017-0106452

MST 2019-1549

Amelia Swanson State of Tennessee Notary Public Williamson County

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura Johnson | Pinnacle Bank | 131-01-0D-218.00-CO |
| (NAME) | (NAME) | |
| 5025 Hillsboro Pike Apt. 23X | 150 3rd Ave South, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Glenn D. Johnson and Miriam R. Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Johnson, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain Condominium Apartment in Davidson county. Tennessee, being Unit 218, also known as unit no. And/or Apartment No. 23X, on the plan of Georgetown Condominiums of Record in Book 5200, Page 4, Register's Office for Davidson county, Tennessee, a Tennessee Horizontal property act as the same is set out in section 66-27-101, et seq., of Tennessee Code annotated, and as established by the master deed for Georgetown as of record in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said master deed reference is hereby made to the plat for Georgetown, for proper identification.**

**Being the same property conveyed to Glenn D. Johnson and Miriam R. Johnson, husband and wife by Warranty deed from Ricky Donald Johnson and wife, Dena Mabe Johnson of record in Instrument No. 20151217-0127113 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien now due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee. Resolution of the Board of Directors for the 5025 Hillsboro

Homeowner's Association of record in Instrument Number 20120731-0067332, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units) Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20110620-0047283 and Instrument No. 20150505-0040558, in the Register's Office for Davidson County, Tennessee. Charter of the HOA of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.

This property, known as 5025 Hillsboro Pike Apt. 23X, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th DAY OF October, 2019.

Glenn D. Johnson by Miriam R. Johnson Atty Attorney-In-Fact

Glenn D. Johnson by Miriam R. Johnson my Attorney-in-Fact

Miriam R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Miriam R. Johnson, Attorney-in-Fact for Glenn D. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Glenn D. Johnson, as his free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 16th day of October, 2019.

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miriam R. Johnson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2019.

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

**True Copy Certification**

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

