Karen Johnson Davidson County
Batch# 323987 DEEDWARR
12/03/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191203-0124467

WARRANTY DEED

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.**

Affiant

Subscribed and sworn to before me this the 2nd day of December, 2019.

Notary Public

My commission expires: 10-2-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan R. Davis	Renasant Bank	**Map 091-12-0-M Parcel 001.00co**
817 45th Avenue North	2001 Park Pl. N. Ste. 150	
Nashville, TN 37209	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher H. Johnson and Macy Hughart Johnson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan R. Davis

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:

Land in Davidson County, Tennessee, being Unit No. 1 on the 45th & Illinois Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 45th & Illinois Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131023-0110478, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 45th & Illinois Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20131023-0110478, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Christopher H. Johnson, an unmarried man and Macy Hughart, an unmarried woman, by Warranty Deed dated October 17, 2014 from Gianikas Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20141020-0096157, Register's Office for Davidson County, Tennessee. The said Christopher H. Johnson, an unmarried man and Macy Hughart, an unmarried woman, as joint tenants with right of survivorship, having Quitclaimed to Christopher H. Johnson and Macy Hughart Johnson, husband and wife, by Quitclaim Deed dated November 30, 2016, of record in Instrument No. 20161206-0127652, said Register's Office. Mary Hughart Johnson and Macy Hughart Johnson are one and the same.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on the Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20131023-0110478, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Protective Covenants, Conditions, Restrictions, By-Laws, and Attorneys Certificate of record in Instrument No. 20131023-0110478, said Register's Office. 3) Declaration of Ingress and Egress Easement of record in Instrument No. 20131211-0125380, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **817 45th Avenue North, Nashville, TN 37209**

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 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 **2nd** day of **December, 2019.**

Christopher H. Johnson

Macy Hughart Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher H. Johnson and Macy Hughart Johnson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **December, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM