This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5814

Return to:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 338138 DEEDWARR
01/03/2020 09:25:25 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200103-0000760

STATE OF TENNESSEE
COUNTY OF Rutherford

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2019

Notary Public
My Commission Expires: 9/09/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Bruce 106 Oakwood Dr Brunson, MO 65616	Canopy Mtg LLC 360 Technology Ct Ste 200 Lindon, UT 84042	093 06 0A 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lynne Wisdom Johnston, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason S. Bruce, unmarried man,** hereinafter called the Grantee(s), his/her/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 located in Davidson County, Tennessee, being Unit No. 607 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 as amended at Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Lynne Wisdom Johnston, Married, by Quitclaim Deed from Clay W. Evans, Unmarried, of record in Instrument No. 20180418-0036569, in the Register's Office of Davidson County, Tennessee, dated April 13, 2018 and recorded on April 18, 2018.

Being the same property conveyed to Clay W. Evans, Unmarried, by Warranty Deed from Anton Jones, Unmarried, of record in Instrument No. 20150320-0024453, in the Register's Office of Davidson County, Tennessee, dated March 18, 2015 and recorded on March 20, 2015.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street, #607, Nashville, TN 37201.** The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of December, 2019.

GRANTOR:

X Lynne Wisdom Johnston

Lynne Wisdom Johnston

STATE OF GA
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynne Wisdom Johnston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2019.

CAMERON GAHAFER NOTARY PUBLIC FULTON COUNTY, GA Exp. Nov. 28, 2021

Notary Public
My Commission expires: 11/28/21