# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Y-KW-19-4400-239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mireille M Lee and Joseph L Rife** | **New Owner** | |
| (NAME) | (NAME) | **131-07-0B-239.00-CO** |
| **1401 Beechwood Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. JOHNSON, TRUSTEE OF THE JOHNSON FAMILY TRUST, UNDER TRUST AGREEMENT DATED JANUARY 8, 1995,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIREILLE LEE AND JOSEPH RIFE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 239 on the Plan of Section Ten, Arden Place of record in Plat Book 5210, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Johnson, Trustee of The Johnson Family Trust, under trust agreement dated January 8, 1995 by Warranty deed from Pamela W. Scholefield and Mary Patricia Greek, as beneficiaries under the Last Will & Testament of Nancy M. Williams, of record as part of Docket No. 11P-1257 of record in Instrument No. 20121023-0097075 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 23, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and in Book 5514, page 636, and amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Arden Place Homeowners' Association, Inc. of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee.
- Declaration of Boundary Line of record in Book 8813, Page 398, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Common Area of record in Book 5516, Page 688, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4628, Page 473, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4400 Belmont Park Terrace Unit# 239, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 344177 **DEEDWARR**
01/16/2020 10:10:06 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

Warranty Deed

20200116-0005776

Witness my/our hand(s) this the 6 DAY OF JANUARY, 2020.

The Johnson Family Trust, under trust agreement dated January 8, 1995

BY: _____
John M. Johnson
Trustee

STATE OF Texas
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. JOHNSON, TRUSTEE OF THE JOHNSON FAMILY TRUST, UNDER TRUST AGREEMENT DATED JANUARY 8, 1995, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of January, 2020.

_____
Notary Public
My Commission Expires: October 6, 2023
(SEAL)

ANN RUIZ
My Notary ID # 130397042
Expires October 6, 2023