Karen Johnson Davidson County
Batch# 461945 DEEDWARR
08/21/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20200821-0094829

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-23-22

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00

Emily Duda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

MST 2020-1277

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
Daniel J. Lilly and Leah E. Lilly	KEYBANK NAT'L ASSOCIATION	118-05-0S-001.00-CO
(NAME)	(NAME)	
849 Clayton Avenue	4910 TIEDEMAN ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	BROOKLYN, OH 44144	
(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, **Benjamin W. Johnson and Claudia C. Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel J. Lilly and Leah E. Lilly, husband and wife,** 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 A of Homes At 849 & 851 Clayton Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 849 & 851 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160526-0053161, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At 849 & 851 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160526-0053161 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Aspen Construction Holdings, LLC, A Tennessee Limited Liability Company, by Warranty deed from Gray David Housepian and wife, Carla Yvonne Housepian of record in Instrument No. 20151015-0104742 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 15, 2015.

Being a portion of the same property conveyed to Aspen Construction Holding, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160519-0050368 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 19, 2016.

Being the same property conveyed to Benjamin W. Johnson and Claudia C. Johnson, husband and wife by Warranty deed from Aspen Construction Holding, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180809-0078861 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 09, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 96 and 97, 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 Instrument Number 20160526-0053161, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170309-0023557, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants for detached structure of record in Instrument Number 20170626-0064254, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20160526-0053160, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 849 Clayton Avenue, Nashville, TN 37204
(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 19 DAY OF AUGUST, 2020.

Benjamin W. Johnson

Claudia C. Johnson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Benjamin W. Johnson and Claudia C. Johnson, husband and wife, with whom I am personally acquainted (or proved 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 at office, this 19 day of August, 2020.

Notary Public

My commission expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

(SEAL)

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022