Karen Johnson Davidson County
Batch# 463160 DEEDWARR
08/25/2020 10:15:43 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20200825-0095990

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35626-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 20th day of August, 2020. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Jon Malpass, Shawn Lamphear 2806 Vaulx Lane Nashville, TN 37204	**Send Tax Bills To:** new owners	**Tax Information:** Map and Parcel No.: 118020P00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Megan Johnson, also known as Megan Elizabeth Johnson and Lee Johnson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jon Malpass and Shawn Lamphear,** Married ("Grantees), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Jonathan

This is improved property located at 2806 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TAG-80-2006

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2020.

Megan Elizabeth Johnson by Lee Johnson, her Attorney-in-fact
Megan Elizabeth Johnson, aka Megan Johnson by
Lee Johnson, her attorney-in-fact

Lee Johnson
Lee Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for Megan Elizabeth Johnson, aka Megan Johnson, and he is authorized by Megan Elizabeth Johnson, aka Megan Johnson to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of August, 2020.

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 20th day of August, 2020.

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Vaulx Hills, a horizontal property regime with private elements established by Amended and Restated Declaration in Instrument No. 20170718-0072206, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Amended and Restated Declaration.

Being the same property conveyed to Megan Mignemi, an unmarried woman, and Lee Johnson, an unmarried man, by deed from Jonathan W. Helm and wife, Jenifer L. Helm, of record in Instrument No. 20170801-0077959, Register's Office for Davidson County, Tennessee. The parties having since married. By Quitclaim Deed dated November 13, 2019 of record in Instrument No. 20191125-0121786, Register's Office for Davidson County, Tennessee, Megan Johnson, F/K/A Megan Mignemi and Lee Johnson, wife and husband, conveyed subject property to Megan Johnson and Lee Johnson, wife and husband, as joint tenants with right of survivorship. Megan Johnson being one and the same as Megan Elizabeth Johnson.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Amended and Restated Declaration (and By-Laws) for Vaulx Hills, of record in Instrument No. 20170718-0072206, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1130, page 8, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Amended and Restated Declaration of record in Instrument No. 20170718-0072206, Register's Office for Davidson County, Tennessee.