Karen Johnson Davidson County
Batch# 468167 DEEDWARR
09/01/2020 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20200901-0099480

#35564

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. 35564-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: William P. Johnston and Lillias Dale Johnston Whitehall No. 5 3701 West End Ave. Nashville, TN 37205	**Send Tax Bills To:** Same New owner 3701 West End Ave. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 104090A00500CO

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, **Michael J. Spalding and Mary Spalding, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby now and forevermore transfer and convey to **William P. Johnston and Lillias Dale Johnston, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at Whitehall No. 5, 3701 West End Ave., Nashville, TN 37205.

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2020.

Michael J. Spalding

Mary Spalding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Spalding and Mary Spalding, 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 28th day of August, 2020.

Notary Public

My Commission Expires: 9-7-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5 on the Condominium Plan of Whitehall of record in Plat Book 5200, page 241, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Whitehall a horizontal property regime established by Master Deed of record in Book 5576, page 424, amended in Instrument No. 20080110-0003211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Spalding and Mary Spalding, husband and wife, by deed dated January 15, 2020 from Equitable Trust Company as Trustee of the Kathryn Woodard Lazenby Intervivos Trust created pursuant to Instrument of Revocable Trust Dated June 30, 2016 of record in Instrument No. 20200116-0005793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Whitehall, of record in Book 5576, page 424 amended in Instrument No. 20080110-0003211, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 241, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

