Karen Johnson Davidson County
Batch# 528274 DEEDWARR
12/09/2020 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20201209-0143850

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 9th day of November, 2020. Notary Public My commission expires: 9/30/24

KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Todd Grubaugh	New Owner	093-13-0C-399.00-CO
600 12th Avenue South 2114		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SARAH JOHNSTON AND R. HARVEY JOHNSTON, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD AUSTIN GRUBAUGH, A SINGLE 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. 2114 as set forth in the Master Deed Establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing Icon in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to R. Harvey Johnston, III and Sarah O. Johnston, husband and wife rights of survivorship by Warranty deed from Christopher Elliot Graham, an unmarried man of record in Instrument No. 20190620-0059279 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 20, 2019.

Being also known as 600 12th Ave. South 2114 Nashville, Tennessee 37203.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 600 12th Avenue South 2114, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of November, 2020.

Sarah Johnston

R. Harvey Johnston III

COMMONWEALTH OF KENTUCKY

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~
COUNTY OF WARREN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Johnston, R. Harvey Johnston, ~~and~~ Harvey Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2020.

Notary Public #597955

My Commission Expires: 3/23/22

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22