This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $949,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2020.

Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 535224 **DEEDWARR**
12/16/2020 10:29:51 AM 2 pgs
Fees: $13.00 Taxes: $3,511.30

20201216-0148471

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian V. Thinnes Trust	New Owner	105-01-0T-001.00 CO
1017 South St		
Nashville, TN 37203		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD JOHNSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN V. THINNES, TRUSTEE OF THE BRIAN V. THINNES TRUST, DATED APRIL 30, 2019, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1017 South Street, a Horizontal Property Regime With Private E.ements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151028-0109861, 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 Harold Johnson from Midtown Realty, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 8, 2020 of record in Instrument No. 20201012-0118228, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Midtown Realty, LLC by Quitclaim Deed from Progressive Development, LLC, dated 05/11/2017, of record in Instrument No. 20170512-0047435, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Progressive Development, LLC, by deed from Harold Johnson of record in Instrument No. 20170123-0007077, dated 01/13/2017, Register's Office for Davidson County, Tennessee.

Being also known as 1017 South Street, Nashville, Tennessee 37203.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1017 South St, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of December, 2020.

Harold Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2020.

My commission expires:

7/9/2024

Notary Public

