WARRANTY DEED

Karen Johnson Davidson County
Batch# 635784 DEEDWARR
05/13/2021 12:57:55 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210513-0064811

JM-SB-KW-21-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Louis C. Johnson	**NEW OWNER**	
(NAME)	(NAME)	**104-14-0H-006.00-CO**
315 Whitworth Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA S. LANDSMAN AND WIFE, CYNTHIA A. LANDSMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOUIS C. JOHNSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Whitworth, Phase 3, Section 1 of record in Plat Book 7900, Page 866 through 868, as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34, 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 Landsman and wife, Cynthia A. Landsman by Warranty deed from Gina D. Tek and husband Arthur D. Tek of record in Instrument No. 20041129-0141321 Register's Office for Davidson County, Tennessee, dated November 22, 2004 and recorded on November 29, 2004.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 7900, Page (s) 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyors Certificate of Correction of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770 and Instrument No. 20100615-0046543 and Affidavit recorded in Instrument No. 20160919-0098409 and Instrument No. 20160919-0098409, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020812-0097386, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 8090, Page 691 and Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 7762, Page 203, in the Register's Office for Davidson County, Tennessee.
- Easements for sewers of record in Book 3467, Page 204, Book 3505, page 338 and Book 3573, page 442, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area of record in Book 8830, Page 270, Book 9778, pages 29 & 32 and Book 10053, Page 692, in the Register's Office for Davidson County, Tennessee.
- Deeds Conveying water mains of record in Book 9523, Page (s) 134 and 156, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 10633, Page 334, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9736, Page 221, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10360, Page (s) 307 & 372, in the Register's Office for Davidson County, Tennessee.
- Designation and Agreement of Developer of record in Book 9778, Page 37, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9778, Page 16, in the Register's Office for Davidson County, Tennessee.

- Deed of Easement of record in Book 9567, Page 691, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Whitworth Way, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MAY, 2021.

Ira S. Landsman
by Paul Hinman as Attorney-in-fact

Cynthia A. Landsman
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IRA S. LANDSMAN AND CYNTHIA A. LANDSMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said IRA S. LANDSMAN AND CYNTHIA A. LANDSMAN.

Witness my hand and official seal, this the 11th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212