Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 775957 DEEDWARR
12/17/2021 11:58:46 AM 2 pgs
Fees: $13.00 Taxes: $5,261.03

20211217-0167237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,421,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2021

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-04-2025

Notary Public

MY COMMISSION EXPIRES: 05-04-2025

(AFFIX SEAL)

MST 2021-1607

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dale Johnson, II	New Owner	**131-06-0Z-002.00CO**
(NAME)	(NAME)	
4207B Hood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Gregg Homebuilding Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Dale Johnson, II and Emily Rebecca Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 4207 Hood Ave, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200715-0077377, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being a portion of the same property conveyed to Gregg Homebuilding Company LLC by Warranty Deed from Anne Dale, unmarried, of record in Instrument No. 20200715-0077376, Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200715-0077377, Register's Office for Davidson County, Tennessee. Easement for Sanitary/Storm Drainage of record in Book 3924, Page 384, in the Register's Office for Davidson County, Tennessee. Easement for storm drainage and sanitary sewer easement of record in Book 3986, Page 375, Register's Office of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Subject to all matters shown on the plan as attached as Exhibit B to the Declaration of Covenants,

Conditions and Restrictions for Homes at 4207 Hood Ave, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200715-0077377, in the Register's Office of Davidson County, Tennessee.

This property, known as 4207B Hood Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th DAY OF December, 2021.

Gregg Homebuilding Company, LLC

BY: _____

Title Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the ~~Authorized Agent~~ Sole Member of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, 2021.

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-04-2025

Jackie Lampley
Notary Public

My commission expires: 05-04-2025