WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080297 DEEDWARR
Recvd: 09/17/13 09:56 2 pgs
Fees:13.00 Taxes:1479.97
20130917-0097665

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,993.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde J. Johnson and wife, April E. Wishart-Johnson	BancorpSouth Bank P.O. Box 3356 Tupelo. MS 38803-3356	091-14-0-B-019.00 CO
(NAME)	(NAME)	
440 Patina Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, Clyde J. Johnson and wife, April E. Wishart-Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Firestone and wife, Kelley Firestone, 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:

Being Lot No. 19 on the Final Plat of Patina Subdivision, Phase 2, of record as Instrument No. 20080812-0083055 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clyde J. Johnson and wife, April E. Wishart-Johnson, by deed of record in Instrument Number 20090805-0073361, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Patina Subdivision, Phase 2 of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee. Covenants of record in Instrument No. 20090710-0064462, Register's Office for Davidson County, Tennessee. Easement of record in Book 3464, Page 256, Register's Office for Davidson County, Tennessee. Maintenance Agreement for Private Stormwater Management Facilities recorded in 20071029-01427144. Instrument waiving Condominium Regime for Patina, Phase II, recorded in 201305822-0051599. Charter of Patina HOA recorded in 20030820-0120431 and 20090710-0064460.

unimproved ☐

This is improved ☒ property, known as 440 Patina Circle, Nashville, TN 37209

(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 our hands this 12th day of September, 2013.

Clyde J. Johnson

April E. Wishart-Johnson

STATE OF TENNESSEE

COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde J. Johnson and April E. Wishart-Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of September, 2013.

Commission expires: 5-6-2014

Notary Public

MARY ANN B. REED
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY