BILL GARRETT, Davidson County
Trans: T20140018009 DEEDWARR
Recvd: 03/18/14 10:01 2 pgs
Fees: 13.00 Taxes: 925.00

20140318-0022194

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2014 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY TN

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Slayden Johnson and	New Owner	14608003600
(NAME)	(NAME)	
4809 Merrill Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Jennifer McDonald, now known as Jennifer Laman Russo, married and Jon Laman, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Slayden Johnson and Bethany 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 and being Lot No. 52 on the plan of Elysian Meadows Addition, Section Two, of record in Book 2663, page 101, as Amended in Instrument No. 20040113-0005375, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer McDonald, married and Jon Laman, married, as joint tenants with the right of survivorship, from J. Kelvin Pennington, married by Warranty Deed dated on April 29, 2011 and filed of record in Instrument No. 20110505-0034733, Register's Office for Davidson County, Tennessee. Brandon McDonald having conveyed all of his right, title and interest to Jennifer McDonald and Jon Laman by Quitclaim Deed dated April 29, 2011 and filed of record in Instrument No. 20110505-0034735, said Register's Office.

The above described property is not and has never been the principal residence of Jon Laman, therefore, his spouse is not required to join in this conveyance.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4809 Merrill Lane, Nashville, TN 37211

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, has 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~~ **7th** day of **March, 2014**

John Michael Russo

Jennifer McDonald, now known as Jennifer Laman Russo

Jon Laman by Jennifer Russo, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMOSN

Personally appeared before me, the undersigned authority, **Jennifer McDonald, now known as Jennifer Laman Russo and husband, John Michael ~~McDonald~~**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **March, 2014**

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer Russo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jon Laman, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20140318002293, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jon Laman, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of March, 2014.

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12-10-16