BILL GARRETT, Davidson County
Trans:T20140054613 DEEDWARR
Recvd: 07/29/14 09:55 2 pgs
Fees:13.00 Taxes:490.25
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Prepared by: Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **James Denton Johnson,** FIRST PARTY, which expression shall include successors and assigns, and **Kayle Christopher Kiener and wife, Clancy Zoe Kiener, as joint tenants by the entirety**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being Lot No. 462 on the plan of Whispering Hills, Section II-C, of record in Book 2663, Page 66 and 67, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to James Denton Johnson by deed dated January 27, 2000 of record in Instrument No. 200002030011549, Register's Office of Davidson County, Tennessee.

Map & Parcel 147-11-93

Property Address: 533 Northcrest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of **JULY, 2014**.

James Denton Johnson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, **James Denton Johnson,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 25 day of **July, 2014**.

My commission expires: 3/21/18

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration or value for this transfer, whichever is greater is **$ 132,500.00**.

Affiant

Subscribed and sworn before me, this 25 day of **July, 2014**.

My commission expires: 3/21/18

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires March 21, 2018

NEW PROPERTY OWNERS:

Kayle Christopher Kiener and wife, Clancy Zoe Kiener

533 Northcrest Drive

Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

Guaranty Trust
316 Robert Rose Dr.
Murfreesboro, TN
37129