Davidson County	**DEEDWARR**
Recvd: 06/10/15 11:38	**3 pgs**
Fees:18.00 Taxes:758.50	
20150610-0054741	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day June of, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert S. Johnson and Esther C. Johnson	Robert S. Johnson and Esther C. Johnson and David Mitchell and Anna Mitchell	104 11 0 133.00
(NAME)	(NAME)	
2004 Natchez Trace	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy J. Siktberg**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert S. Johnson and Esther C. Johnson, Trustees of the Robert S. Johnson and Esther C. Johnson Trust dated 4/9/02, and David Mitchell and Anna Mitchell, husband and wife, Joint Tenants with Full Rights of Surviorship** 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 Lot No. 25 and the Southerly 5 feet to Lot No. 24 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office for said County.

Said Lots adjoin and together front 60 feet on the easterly margin of Natchez Trace (formerly 28th Avenue and Compton Road) and extends back between parallel lines a distance of 180 feet to a dead line.

Being the same property conveyed to Robert E. Cuttino Jr. and Timothy J. Skitberg, both married Warranty Deed from Mark A. Foster and Arthur D. Foster and wife, Norma G. Foster dated March 13, 1989 and recorded March 14, 1989 in Book 7792, Page 746, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Timothy J. Siktberg by Quitclaim Deed from Robert E.

File Number: GRN-152512

Cuttino, Jr. dated October 2, 1991 and recorded October 17, 1991 in Book 8465, Page 618, in said Register's Office for Davidson County, Tennessee.

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 ☐ property, known as 2004 Natchez Trace, Nashville, TN 37212

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 . 5th of June 2015

Timothy J. Siktberg

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Timothy J. Siktbergthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2015.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-152512

True Copy Certification

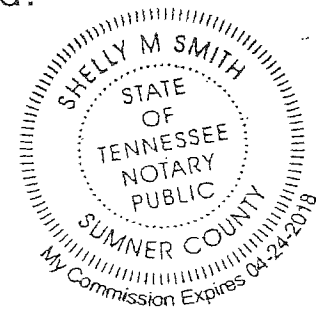
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith