WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/15 08:57 2 pgs
Fees:13.00 Taxes:732.60
20150921-0095346

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $198,000.00

Affiant

Subscribed and sworn to before me this 9th day of September, 2015

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Grayson Miller	SAME	061-16-0-302.00
1305 Sunnymeade Drive		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jon Paul Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Grayson Miller**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NUMBER 1:

Land in Davidson County, Tennessee, being Lot No. 53 of Block "D" on the Plan of Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

TRACT NUMBER 2:

Land in Davidson County, Tennessee, being Lot No. 54 of Block "D" on the Plan of Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Jon Paul Johnson from Eula H. Crain, Trustee of the Roy F. Crain and Eula H. Crain Trust by Warranty Deed on June 2, 2011, of record in Instrument Number 20110614-0045511, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $1,433.83 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-16-0-302.00, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, Page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1305 Sunnymeade Drive, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 18, 2015.

Jon Paul Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jon Paul Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 18, 2015

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17