WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

P-BR-16-5624-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris R. Johnson and Michele R. Johnson	New owner	
(NAME)	(NAME)	
5624 Highland Way		**172-02-0-006.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLORENCE MATSOS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS R. JOHNSON AND MICHELE R. JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of The Highlands, Section Three of record in Plat Book 5050, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris T. Matsos, an unmarried man by Warranty deed from Thomas W. Malone and Millicent R. Malone of record in Instrument No. 20021203-0148714 Register's Office for Davidson County, Tennessee, dated November 27, 2002 and recorded on December 3, 2002. The said Chris T. Matsos having since died on September 16, 2015 leaving Florence Matsos as the sole heir at law as evidenced by Affidavit of Heirship simultaneously recorded herewith in Instrument Number 20160418-0037228, Register's Office for Davidson County, Tennessee.
& 20160418-0037229

This conveyance is subject to:

- Taxes for the year 2016
- All matters shown on the Plan of record in Plat Book 5050, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5104, Page 410, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6932, Page 10, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5624 Highland Way , Nashville, Tennessee 37211-6208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160031506 DEEDWARR
Recvd: 04/18/16 14:08 2 pgs
Fees:13.00 Taxes:1295.00
20160418-0037230

Witness my/our hand(s) this the 25th DAY OF MARCH, 2016.

Florence Matsos

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE MATSOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of March, 2016.

Notary Public

My Commission Expires: 2/11/17

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212