(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2016.

Notary Public

My commission expires:_____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160032426 DEEDWARR
Recvd: 04/20/16 11:10 2 pgs
Fees:13.00 Taxes:1665.00
20160420-0038260

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan B. Erwin **Emory L. Hopson**	**New Owner**	**Map/Parcel: 118-10-0-184.00**
833 Woodmont Boulevard		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Dan Johnson and Kari S. Raeder nka Kari S. Johnson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan B. Erwin and Emory L. Hopson

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. 57 on the plan of Longview Manor, Sections One and Two, of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Included in the above description but specifically excluded therefrom is that portion of the subject property condemned and appropriated to the State of Tennessee pursuant to the Final Order as Case No. B-7629 on the Third Circuit court for Davidson County, of record in Book 4914, page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan Johnson, unmarried and Kari S. Raeder, unmarried, by Warranty Deed, from Christina McCoy, unmarried, dated April 16, 2003, of record in Instrument No. 20030505-0059645, Register's Office for Davidson County, Tennessee. Dan Johnson and Kari S. Raeder have since married and Kari S. Raeder is now known as Kari S. Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 127, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1760, Page 25, Book 1760, Page 31, Book 1781, Page 520 and Book 1734, Page 140, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement to Metro of record in Book 5593, Page 501, Register's Office for DAVIDSON County, Tennessee.
Easement to City of Nashville of record in Book 1883, Page 521, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 833 Woodmont Boulevard, Nashville, TN 37204.

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 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 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 my/our hand(s) this 18th day of April, 2016.

Dan Johnson

Kari S. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dan Johnson, and Kari S. Johnson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2016.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **160136SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027