P16-7720-BW

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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160066277 DEEDWARR
Recvd: 08/02/16 10:15 2 pgs
Fees:13.00 Taxes:3071.00
20160802-0079553

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 830,000.00.

Teresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron R. Stimart and Hilary H. Stimart	Wells Fargo Bank N.A.	
187 Kenner Avenue	2701 Wells Fargo Way ~~New Owner~~	116-04-0-031.00
Nashville, TN 37205-2207	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **William M. Johnston and Irish A. Johnston, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron R. Stimart and Hilary H. Stimart, husband and wife**

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 Northwesterly half of Lot No. 59 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Southwesterly margin of Kenner Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to William M. Johnston and wife, Irish A. Johnston by Warranty deed from Michael Ross Landis and wife, Catherine H. Landis of record in Instrument No. 20020215-0020466 Register's Office for Davidson County, Tennessee, dated February 14, 2002 and recorded on February 15, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **187 Kenner Avenue, Nashville, TN 37205-2207.**

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, 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 our hands this the 29th day of July, 2016.

William M. Johnston

Irish A. Johnston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William M. Johnston** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of July, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Irish A. Johnston** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of July, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public