Davidson County DEEDWARR
Recvd: 08/05/16 13:51 3 pgs
Fees:18.00 Taxes:1480.00
20160805-0081527

#33110

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Kelly S. Komara**
**6452 Riverplace Crive**
**Nashville, Tennessee 37221**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
Regions Bank d/b/a Regions Mortgage
2090 Parkway office Circle
Birmingham, AL 35244

**MAP** 126-16
**GROUP** A
**PARCEL** 197.00co

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lewis D. Johnson, Jr and wife, Judy A. Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kelly S. Komara and spouse, Jennifer L. Tworek-Komara**, 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. 17 on the Plan of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, as shown by plat and survey of record in Inst. No. 20021022-0129510, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lewis D. Johnson, Jr and wife, Judy A. Johnson* by Quitclaim Deed from Lewis D. Johnson, Jr and Judy A. Carter, of record in Instrument No. 20100917-0074223, said Register's Office; having been the same property conveyed to Lewis D. Johnson, Jr. And Judy A. Carter by deed from Matthew Shuster and wife, Ginny Shuster of record in Instrument no. 20070730-0090095, Register's Office for Davidson County, Tennessee.
*Judy A. Johnson f/k/a Judy A. Carter

*Lewis D. Johnson, Jr and Lewis D. Johnson are one in the same person

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **6452 Riverplace Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **3rd** day of **August, 2016.**

**Lewis D. Johnson, Jr. by Judy A. Johnson, as attorney-in-fact**

**Judy A. Johnson**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Judy A. Johnson, individually and Judy A. Johnson as Attorney in Fact for Lewis D. Johnson, Jr**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, individually, executed the within Warranty Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for **Lewis D. Johnson, Jr** and as Attorney in Fact she executed the within Warranty Deed by Signing his name as his free act and deed.

WITNESS my hand and official seal this 3rd day of August, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2016.

NOTARY PUBLIC

My Commission Expires:

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

