BILL GARRETT, Davidson County
Trans:T20160081726 DEEDWARR
Recvd: 09/19/16 09:52 2 pgs
Fees:13.00 Taxes:817.70
20160919-0098014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 16th day of September, 2016

Notary Public

My commission expires: 11/1/19

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samuel Reid Johnson **Erin M Johnson**	Franklin Synergy Bank	11912007500
724 Dover Road	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

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,

Adam N McCants, a single man

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

Samuel Reid Johnson and Erin M Johnson, 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 Lot No. 72 on the Plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam N McCants, a single man, from Scott Roark and Nancy C. Roark, husband and wife, by Warranty Deed dated September 29, 2009 of record in Instrument No. 20091001-0091118, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 724 Dover Road, Nashville, TN 37211.

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 in 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 16th day of September, 2016.

Adam N McCants

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand, at office, this 16th day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON