WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160087989 DEEDWARR
Recvd: 10/06/16 08:59 2 pgs
Fees: 13.00 Taxes: 1702.00
20161006-0105619

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-VRES-16-1137-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(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)
Samuel T. Johnson	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	**072-07-0-380.00**
1137 B Kirkland Avenue	**3503 Paesanos Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78231**	
(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, **COPELAND ISAACSON AND AMY LEE ISAACSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL T. JOHNSON AND LINDSAY MARIAS, 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. 2 on the Plan of Resubdivision of Lot 38 and The Southerly 10.25 Feet of Lot 55, Inglewood Place of record in Plat at Instrument No. 20130826-0089554, 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 Copeland Isaacson and wife, Amy Lee Isaacson by Warranty deed from Jim Morrissey, a single man of record in Instrument No. 20141007-0093079 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 07, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20130826-0089554, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4269, Page 49 and Book 4292, Page 51, 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: **1137 B Kirkland Avenue, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 4th DAY OF OCTOBER, 2016.

Copeland Isaacson by John Gleaves as Attorney in Fact

Amy Lee Isaacson by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COPELAND ISAACSON AND AMY LEE ISAACSON, and who acknowledged he/she/they executed the same as the free act and deed of the said COPELAND ISAACSON AND AMY LEE ISAACSON.

Witness my hand and official seal, this the 4th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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