BILL GARRETT, Davidson County
Trans:T20160091707 DEEDWARR
Recvd: 10/18/16 10:20 2 pgs
Fees:13.00 Taxes:943.50
20161018-0109826

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.21.17
(AFFIX SEAL)

P-AVE-16-1203-T

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)
Ryan S. Rector	**FirstBank**	
(NAME) **1203 Ardee Avenue**	(NAME) **318 Seaboard Ln., Ste. 205**	**061-15-0-080.00**
(ADDRESS) **Nashville, TN 37216-2503**	(ADDRESS) **Franklin, TN Franklin, TN 37067**	
(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, **KATHERINE R. JOHNSTON AND CHRISTOPHER M. JOHNSTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN S. RECTOR, UNMARRIED MAN,** 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. 27 of Block "C" on the Plan of Resubdivision of Sunnymeade, Unit No. 1 and Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine R. Johnston and Christopher M. Johnston, wife and husband by Warranty deed from Donald L. Walls, unmarried of record in Instrument No. 20140731-0068443 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 31, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1203 Ardee Avenue , Nashville, Tennessee 37216-2503**.

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 14th DAY OF OCTOBER, 2016.

Katherine R. Johnston

Christopher M. Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE R. JOHNSTON AND CHRISTOPHER M. JOHNSTON, the within named bargainor, 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 and official seal, this the 14th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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