WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092034 DEEDWARR
Recvd: 10/18/16 15:42 2 pgs
Fees:13.00 Taxes:1110.00
20161018-0110207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2509B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher M. Johnston and Katherine R. Johnston	new owner	071-04-0-173.00
31 Gerald Street		
Nashville, TN 37207-4531		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EMILY K. MATHEWS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER M. JOHNSTON AND WIFE, KATHERINE R. JOHNSTON

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 42 on the Plan of John L. Gordon & Wife Subdivision of record in Book 843, Page 61, in the Register's Office for Davidson County, and the Northwest rectangular part of Lot No. 17 of the Map of Section 2, C.L. Morris Subdivision, as of record in Book 2133, Page 56, said Register's Office, described together as follows:

Beginning on the Easterly margin of Gerald Street at the Southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Register' s Office; thence with said Groves' Southerly line South 74 degrees 32' East 65 feet to said Groves' Southeast corner; thence South 71 degrees 04' East 64.15 feet to an iron pin in the Westerly line of the property owned by D. Buchanan; thence with his line South 21 degrees 05' West 95.2 feet to a point in the Northerly line of Lot No. 17 on said Plan of Section 2, C. L. Morris Subdivision; thence South 21 degrees 05' West 8.75 feet to an iron pin; thence North 66 degrees 33' West 129 feet to an iron pin which is 8.75 feet South of the Northwest corner of Lot No. 17, said point being also in the Easterly margin of said Gerald Street; thence with the Easterly margin of said Street North 21 degrees 05' East 89.8 feet to the beginning.

Being the same property conveyed to Emily K. Mathews, unmarried by Warranty deed from NFTW, LLC of record in Instrument No. 20110411-0027616 Register's Office for Davidson County, Tennessee, dated April 8, 2011 and recorded on April 11, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 61 and Book 2133, Page 56, Register's Office for Davidson County, Tennessee.

This is property known as 31 Gerald Street, Nashville, TN 37207-4531

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 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 hand on the 14th day of October, 2016.

Emily K. Mathews

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, EMILY K. MATHEWS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2509B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027