NEW OWNER:

Daniel T. Johnston
5124 Edmondson Pike
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-1058

Map 147, Group 14-0, Parcel 004.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160109164 DEEDWARR
Recvd: 12/13/16 08:56 3 pgs
Fees:18.00 Taxes:832.50
20161213-0130307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars** (**$225,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **KYLE MANNER, UNMARRIED AND JESSICA MANNER, UNMARRIED**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL T. JOHNSTON, AN UNMARRIED MAN AND COURTNEY NUNNALLY, A SINGLE WOMAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 105 on the plan of Candlestick Farms, Section One, and of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 105 fronts 90.0 feet on the southeasterly margin of Edmondson Pike and extends back 167.0 feet on the northeasterly line and 152.1 feet on the southwesterly line to a broken line in the rear.

BEING the same property conveyed to Kyle Manner and wife, Jessica Manner, by Special Warranty Deed from Betty Jane Haley, unmarried, dated May 7, 2010, and of record in Instrument No. 20100511-0036011, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5124 Edmondson Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5 day of **December, 2016.**

KYLE MANNER

JESSICA MANNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KYLE MANNER AND JESSICA MANNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of **December, 2016.**

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES: JANUARY 24, 2017

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The actual consideration or value, whichever is greater, for this transfer is $ **225,000.00** .

AFFIANT

Sworn to and subscribed to before me this 5th day of **December, 2016.**

NOTARY PUBLIC

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018