BILL GARRETT, Davidson County
Trans:T20160114336 DEEDWARR
Recvd: 12/28/16 15:52 3 pgs
Fees:18.00 Taxes:4440.00
20161228-0136577

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-P
Anthony S. Johnston and	New Owners	130-100-021.00
Patricia A. Johnston		
4424 Forsythe Pl		
Nashville, TN 37205		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15330 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bart A. Johnston and Bonnie L. Johnston, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Anthony S. Johnston and Patricia A. Johnston, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the east one-half of Lot No. 7 on the map showing a re-subdivision of Lots 6 and other lots in Block "C" and a strip off of the north part of Block "D" of Bellemeade, of record in Book 421, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 100 feet on the north side of Forsythe Place and extends back between lines 232 feet to a dead line.

Being the same property conveyed to Bart A. Johnston and wife, Bonnie L. Johnston Warranty Deed from Richard Todd Raines and Tiffany N. Raines, husband and wife, of record in Instrument Number 20080602-0055709, Register's Office for Davidson County, Tennessee.

Driveway Easement Agreement of record in Instrument Number 20140703-0059131, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property commonly known as 4424 Forsythe Place, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this

14 day of December, 2016.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 14 day of December, 2016.

Bart A. Johnston

Bonnie L. Johnston

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Bart A. Johnston and Bonnie L. Johnston, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 19th day of December, 2016.

Notary Public

My Commission Expires:

