BILL GARRETT, Davidson County
Trans:T20170041984 DEEDWARR
Recvd: 05/17/17 12:11 2 pgs
Fees:13.00 Taxes:2701.00
20170517-0048921

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of May, 2017

Notary Public
Commission Expires: 03-03-20

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary S. Johnson 5837 Beauregard Drive Nashville, TN 37215	NEW OWNER	145-09-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Ellyn Gunness and Clark Gunness, wife and husband,
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Zachary S. Johnson and wife, Amy D. Johnson and James W. Ward, Jr. married, joint tenants with right of survivorship
HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 43 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10 and amended Book 3701, page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 208 feet on the Southerly side of Beauregard Drive and extends back 360 feet on the Westerly line and 336.13 feet on the Easterly line, to a dead line in the rear on which it measures 114.46 feet.

Being the same property conveyed to Ellyn Gunness and Clark Gunness, wife and husband by Quitclaim deed from Ellyn Gunness of record in Instrument No. 20120308-0020204 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 08, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5837 Beauregard Drive Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5837 Beauregard Drive, Nashville, TN 37215.

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, their heirs and assigns forever; and we so covenant with 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 is unencumbered, unless otherwise herein set out; and we do further

said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of May, 2017.

Ellyn Gunness

Clark Gunness

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellyn Gunness and Clark Gunness** 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 at Brentwood, Tennessee this 16 day of May, 2017.

Notary Public
My Commission Expires: 1-17-20

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)