THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,500.00 Affiant Subscribed and sworn to before me, this day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170058602 DEEDWARR
Recvd: 07/10/17 11:33 2 pgs
Fees: 13.00 Taxes: 852.85
20170710-0068986

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Isaac Riddle 508 Catalina Dr. Nashville, TN 37217	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 134-01-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTY J. JOHNSTON, UNMARRIED**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ISAAC RIDDLE,** _____, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of Section I, Curreywood Acres, as of record in Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Catalina Drive, 275 feet South of the South margin of Currey Road, being the Southeasterly corner of the Church of Christ property: thence with the margin of Catalina Drive, South 2° 45' West, 123 feet to the Northeasterly corner of Lot No. 45 of said Curreywood Acres Plan: thence with the Northerly line of Lots 45 and 39, North 87° 30' West 278 feet to a point: thence North 2° 45' East 193 feet more or less, to a point; thence South 86° 45' East 78 feet to the Westerly line of said Church property; thence with the line of same as follows: South 2° 45' West 67.5 feet and South 87° 30' East 200 feet to the point of beginning.

Being the same property conveyed to MARTY J. JOHNSTON, UNMARRIED, by deed from ANGELA D. BUTTRUM, UNMARRIED, of record as Instrument No. 20140801-0069229, dated July 30, 2014, said Register's Office.

This is improved property commonly known as: **508 Catalina Dr., Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of June 2017.

MARTY J. JOHNSTON

STATE OF VIRGINIA)
)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTY J. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of June 2017.

Notary Public
My Commission Expires: 6/30/17

