THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712617** RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3010 WEST END AVE. NASHVILLE, TN 37203 JAMES A. WATCHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2017. Notary Public My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner: Ann Corley Harlan and David Wesley Reynolds 5529 KENDALL DR Nashville TN 37209-4544	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-06-0-138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas B. Johnson and Sara F. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Corley Harlan, an unmarried woman and David Wesley Reynolds, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of BROOKSIDE COURT, TRACT B, as shown by plat of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas B. Johnson and Sara F. Johnson, husband and wife by Warranty Deed from Austin Madison and Stacey Madison, husband and wife, recorded on the 2nd day of October, 2013 in Instrument No. 20131002-0103398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page(s) 145.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Driveway Purposes, recorded in Book 5179, Page 393 and Book 5184, Page 644.

This is improved property located at 5529 KENDALL DR Nashville TN 37209-4544

BILL GARRETT, Davidson County
Trans:T20170070216 DEEDWARR
Recvd: 08/14/17 11:14 2 pgs
Fees:13.00 Taxes:1417.10
20170814-0083078

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of August, 2017.

Douglas B. Johnson

Sara F. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas B. Johnson and Sara F. Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2017.

Notary Public

My Commission Expires: _____

