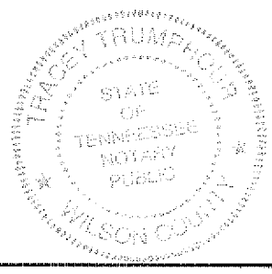
WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Matthew B. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Sue Johnson and Matthew Brian Johnson	Bank of Tennessee	091023S002.00CO
(NAME)	(NAME)	
6005 B Pennsylvania Avenue	301 E Center Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/23/17 12:54 3 pgs
Fees:18.00 Taxes:1531.80
20170823-0086647

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jimmy Nelson Green Jr.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Sue Johnson and Matthew Brian Johnson, wife and husband,** 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 Unit No. B, on the plan of 6005 PENNSYLVANIA AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declarations of Covenants, Conditions and Restrictions, of record in Instrument No. 20151103-0111960, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Jimmy Nelson Green, Jr., aka Jimmy N. Green, Jr. by deed dated December 4, 2014 from Ronnie Ray Arnett of record in Instrument No. 20141209-0112829, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6005 B Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 18th day of August, 2017.

Jimmy Nelson Green Jr.

State of Tennessee
County of Davidson

On this 18th day of August, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jimmy Nelson Green Jr., the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 18th day of August, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Johnson

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

