WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078525 DEEDWARR
Recvd: 09/07/17 16:19 2 pgs
Fees:13.00 Taxes:2830.50

20170907-0092222

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Moelius	New Owner	082 16 0 423.00
(NAME)	(NAME)	
913 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffery D. Johnson, III and wife, Joyce H. Johnson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Peter Moelius, an unmarried man**, hereinafter called the GRANTEE(S), 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 of Lot No. 3, on the plan of Section 2, Aeby Subdivision, as shown on plat of record in Plat Book 6250, Page 579, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jeffery D. Johnson, III and wife, Joyce H. Johnson by Warranty Deed from Michael P. Chappell and Diane L. Chappell, both unmarried, dated 07/11/1995 recorded 07/12/1995, of record in Book 9728, Page 413, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 579, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6551, Page 73, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6733, Page 741, in the Register's Office for Davidson County, Tennessee.
Restrictions Restrictive Covenants of record in Book 3368, Page 23, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions contained in Warranty Deed of record in Book 4565, Page 669, of record in Book 4565, Page 677, of record in Book 5711, Page 410, of record in Book 5711, Page 415 and

Reservations contained in Warranty Deed of record Book 6588, Page 52, in the Register's Office for Davidson County, Tennessee.
Partial Release of Restrictions and Reverter Rights of record in Book 7016, Page 846, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 913 Russell Street, Nashville, TN 37206
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 29th day of August, 2017.

Jeffery D. Johnson, III

Joyce H. Johnson

State of Tennessee
County of Williamson

Personally appeared before me Jeffery D. Johnson, III and Joyce H. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2017.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

