This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3244**

Bill Garrett Davidson County
Batch# 783 DEEDWARR
09/14/2017 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20170914-0093934

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary McNatt Ising, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jared B. Johnson and Madison C. Cain, a married couple**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Harpeth Valley, Section 1, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Mary McNatt Ising by Warranty Deed from Thomas R. Baucom and wife, Pamela S. Baucom, dated 07/16/1985 and filed for record on 07/18/1985 in Book 6609, page 289, Register's Office for Davidson County, Tennessee.

This is improved property also known as 610 Harpeth Bend Drive, Nashville, Tennessee, 37221.

Map and Parcel: 14215002200

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7th day of August, 2017.

Mary McNatt Ising -Grantor

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary McNatt Ising, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of August, 2017.

NOTARY PUBLIC
My Commission Expires: 4-18-2021

(SEAL)

STATE OF Kentucky
COUNTY OF Jefferson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$249,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7th day of August, 2017.

Affiant

NOTARY PUBLIC
My commission expires: 4-18-2021

(SEAL)

Grantee(s) Name, Address:	Send Tax Statement To:
Jared Johnson and Madison Cain	New Owner
610 Harpeth Bend Drive	
Nashville, TN 37221	

201709140093934

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017