Bill Garrett Davidson County
Batch# 5238 DEEDWARR
09/27/2017 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $14,245.00
20170927-0098859

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813160**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $3,850,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2017. Notary Public My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ryan Johansen 4400 FRANKLIN PIKE Nashville TN 37204-4411	Send Tax Bills To: ~~New Owner~~ SWBC mortgage 9311 San Pedro Ave #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 13211003800

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, **James D. Lewis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan B. Johansen, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Elysian Fields, Section I, of record in Book 1424, Page 81, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James D. Lewis by Warranty Deed from Dwaine L. Anderson and wife, Leilani S. Boulware, recorded on the 3rd day of February, 2014 in Instrument No. 20140203-0009292, in the Register's Office of Davidson County, Tennessee.

Kimberly Lewis joins in the signing of this instrument to convey any interest she may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELYSIAN FIELDS, SECTION I, as recorded in Plat Book 1424, Page(s) 81.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1715, Page 151.

Easement recorded in Book 7610, Page 581.

Consent to Easements as to Certain Land recorded at Instrument No. 20161121-012260[illegible]

Easement recorded at Instrument No. 20161212-0129941.

This is improved property located at 4400 FRANKLIN PIKE Nashville, TN 37204-4411.

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 26th day of September, 2017.

James D. Lewis

Kimberly Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James D. Lewis and Kimberly Lewis, 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 26th day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

