WARRANTY DEED

Bill Garrett Davidson County
Batch# 6376 DEEDWARR
10/02/2017 11:39:30 AM 2 pgs
Fees: $13.00 Taxes: $2,632.55
20171002-0100467

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$711,500.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 2nd day of October, 2017.

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sarah Ann Ortkiese	Same	105-10-0-031.00
1904 Beech Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wayne Johnson and Erin Johnson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah Ann Ortkiese**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the South 50 feet of the North 150 feet, more or less, of Lot Number 6 on the Map of the Waverly Land Co. plan called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the East side of Beech Street and extends back 177 feet, more or less, on the North line and 175 feet, more or less, on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Wayne Johnson and Erin Johnson, husband and wife from Ryan A. Miller, married by Warranty Deed on July 26, 2012, of record in Instrument Number 20120803-0069314, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $5,169.70 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-10-0-031.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050624-0072920, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1904 Beech Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 22, 2017.

Wayne Johnson

Erin Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wayne Johnson and Erin Johnson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 22, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.