WARRANTY DEED

File #17415

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	New Owners	-141-06-0D-089.00-CO
(NAME) **Masalamo LLC**	(NAME)	
(ADDRESS) 3560 E Midway Rd	(ADDRESS)	
Fort Pierce, FL 34982		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 16414 DEEDWARR
10/23/2017 09:55:03 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171023-0108127

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Emily Johnson and Jake Johnson, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Masalamo LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 89 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Kruger, an unmarried woman by Warranty Deed from Diane Michelle Kanter, an unmarried individual of record in Instrument No. 20150721-0071377 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 21, 2015. Emily Kruger having since married and is now known as Emily Johnson. Jake Johnson, spouse of Emily Johnson, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3301 Harpeth Springs Drive, Nashville, TN 37221

(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 hand this 19th day of October, 2017.

Emily Johnson by: _____, attorney in fact

Emily Johnson by Daniel Heard, her attorney in fact

Jake Johnson by: _____, attorney in fact

Jake Johnson by Daniel Heard, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Emily Johnson and Jake Johnson** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Emily Johnson and Jake Johnson**, and is authorized by **Emily Johnson and Jake Johnson** to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of October, 2017

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

My Commission Expires: _____

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027