FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Bill Garrett Davidson County Batch# 28749 **DEEDWARR** 11/21/2017 11:42:27 AM 2 pgs Fees: $13.00 Taxes: $1,080.40 20171121-0119532	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 17, 2017.** Notary Public MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0454

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Johnson and Megan Johnson	new owner	**133-6-178**
(NAME) **3708 Yelton Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Bartow, an unmarried individual,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Towle and Louis Michael Johnson, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property: Being all of Lot No. 31 on the Plan of Leonard Heights of record in Book 2330, Page 15, in the City of Nashville, County of Davidson, State of Tennessee, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alice R. Stricklin, a married woman by Quitclaim Deed from Alice R. Stricklin, f/k/a Alice R. Thompson, a married woman, who acquired title as a single person, and Amanda R. Thompson, a single person, as joint tenants with the right of survivorship dated October 23, 2015, filed of record in Instrument No. 20151102-0111207, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Bartow, an unmarried individual, by Warranty Deed from Alice R. Stricklin, a married woman, dated June 5, 2017, filed of record in Instrument No. 20170607-0056830, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3708 Yelton Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **November, 2017**.

John Bartow by Stan Fox, Attorney in Fact
John Bartow By Stan Fox, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF **Wilson**

Before me, the undersigned Notary, personally appeared **Stan Fox**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **John Bartow**, and who acknowledged that he executed the same as the free act and deed of the said , by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

Witness my hand and official seal on **11/17/2017**

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY