File BOX 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 42471 DEEDWARR
12/28/2017 02:14:36 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20171228-0132008

W & I Ref: (RF) Title No.: 59353
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kirk P. Johnson 607 American Road Nashville, TN 37209	Farmington Mortgage, a div of CapStar Bank ISAOA 2002 Richard Jones Rd., Ste. 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 09016005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Elizabeth Johnson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kirk P. Johnson, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Charlotte Park, Section I of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Elizabeth Johnson by Warranty Deed from Reba Nix Freeze, unmarried, dated October 30, 2013 and recorded on October 31, 2013 of record in Instrument No. 20131031-0113231, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, pages 2, 3, 4, 5 and 6, said Register's Office, which Plan shows a 50 foot minimum building set back line from American Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 607 American Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2017.

Laura Elizabeth Johnson

State of Tennessee

County of Davidson

On this 22nd day of December, 2017, before me the undersigned authority, personally appeared Laura Elizabeth Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Sworn and subscribed before me this 22nd day of December, 2017.

Notary

My Commission Expires:

