Bill Garrett Davidson County
Batch# 50548 DEEDWARR
01/23/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20180123-0007009

WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$228,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of January, 2018.

Notary Public
My Commission expires: 10-7-19
(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:
Norman Johnson	New Owner	052-13-0-B-275.00CO
3313 Penn Meade Way		
Nashville, TN 37214		

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, **Ryan Van Hoozer and Christina Van Hoozer, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Norman Johnson, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of River Glen, Phase III, Section 2 , of record in Instrument Number 20020917-0113231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan Van Hoozer, by deed from Michael J. Balog and wife, Rene M. Balog, on August 29, 2005, of record in Instrument Number 20050831-0103977, Register's Office for Davidson County, Tennessee. And further conveyed to Ryan Van Hoozer and wife, Christina Van Hoozer by Quitclaim Deed of record in Instrument Number 20061121-0144761, said Register's Office.

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

Subject to all matters as shown on the Plan of record in Instrument Number 20020917-0113231 Book , page , Register's Office Davidson County, Tennessee.

Easements as set forth in instrument recorded in Book 7161, page 172 and 196; Book 9523,page 164 and 168; Book 2200, page 119; and Book 7296, page 484, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter for River Glen of record in Instrument Number 20020425-0051348, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3313 Penn Meade Way, Nashville, TN 37214.**

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 January 22, 2018.

Ryan Van Hoozer

Christina Van Hoozer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Van Hoozer and Christina Van Hoozer** 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 January 22, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY