30459-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 62260 DEEDWARR
02/26/2018 09:16:45 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180226-0017615

R-VRES-18-1016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Dyveke Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dyveke Pratt and Wayne Johnson	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**72-9-244.00**
1016 Delmas Avenue	**9311 San Pedro #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. JOHNSON, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYVEKE PRATT AND WAYNE JOHNSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 40 on the Plan of East Hill Addition, of record in Plat Book 332, Page 33, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines 191feet to a dead line.

Being the same property conveyed to John W. Johnson, III, a single man, by Warranty Deed from Pantheon Development, LLC, a Tennessee Limited Liability Company, recorded April 17, 2012 in Instrument No. 20120417-0032827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Property Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 Delmas Avenue, Nashville, Tennessee 37216**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 22nd DAY OF FEBRUARY, 2018.

X John W. Johnson, III by Lindsey Johnson as Attorney in Fact
John W. Johnson, III by Lindsey Johnson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN W. JOHNSON, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN W. JOHNSON, III:

Witness my hand and official seal, this the 22nd of February, 2018.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212