WARRANTY DEED

Bill Garrett Davidson County
Batch# 67567 DEEDWARR
03/09/2018 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20180309-0022785

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of March, 2018.

Notary Public
My Commission expires: 7/8/19
(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:
Eduardo A. Cueto	Peoples Home Equity	071-10-0-050.00
1302 Katie Avenue	170 N. Seven Oaks Drive	
Nashville, TN 37207	Knoxville, TN 37922	

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, **Kevin Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eduardo A. Cueto and Kristen Stauffer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Asenath Johnson joins in this conveyance to convey any and all marital interest she may have in and to said property.

Tract 1:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of J.B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the westerly side of Katie Avenue and runs back between parallel lines, 125 feet to an alley.

Tract 2:

All that portion of the 10 feet alley lying between the direct extensions westerly of the northern and southern lines of Lot No. 100 as said alley and Lot are shown on the plan of J.B. Haynie's Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Being part of the alley closed by Metro Council Bill No. 66-61 and adjacent to Tract 1 herein.

Being the same property conveyed to Kevin Johnson and Terrah Johnson, husband and wife, by deed from Rivercrest Homes, LLC, on July 31, 2007, of record in Instrument Number 20070810-0095907, Register's Office for Davidson County, Tennessee. Terrah Johnson died on April 15, 2015, leaving said property to Kevin Johnson by right of survivorship.

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 Book 57, page 170, Register's Office Davidson County, Tennessee.

This is improved property known as: **1302 Katie Avenue, Nashville, TN 37207**

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 March 7, 2018.

Kevin Johnson

Asenath Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained. & and Asenath Johnson

WITNESS my hand and Official Seal at office this March 7, 2018

My commission expires 7/6/19

Notary Public

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021