30573-8 Box ..

WARRANTY DEED

Bill Garrett Davidson County
Batch# 73557 DEEDWARR
03/27/2018 08:34:16 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180327-0028366

W-VG-18-432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2018.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Benjamin A. Johnson and Caroline Michele Robinson	**Pinnacle Bank**	
(NAME)	(NAME)	**133-12-0-291.00**
432 Jessie Drive	**150 3rd Avenue South, Suite 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37201**	
(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, **BRIAN J. ROYCE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN A. JOHNSON AND CAROLINE MICHELE ROBINSON, HUSBAND AND WIFE,** 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 Lot No. 140 on the Plan of Section Two, Addition to Greenwood Hills of record in Plat Book 5200, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian J. Royce by Warranty Deed from Cheryl Renee Johnson, unmarried of record in Instrument No. 20130205-0011989 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 05, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5303, Page 873 and Book 6380, Page 413, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement of record in Book 9100, Page 477, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **432 Jessie Drive, Nashville, Tennessee 37211**.

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 23rd DAY OF MARCH, 2018.

Brian J. Royce by Laura Mitchell, 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, LAURA MITCHELL, 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 BRIAN J. ROYCE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN J. ROYCE.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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