WARRANTY DEED

JM-TRA-18-231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

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)
Debra L. Pilmer	**NEW OWNER**	
(NAME)	Bill Garrett Davidson County (ME)	
231 Stoners Glen Court	Batch# 79386 **DEEDWARR**	**075-15-0A-231.00-CO**
(ADDRESS)	04/10/2018 02:09:09 PM 2 pgs	(ESS)
Hermitage, TN 37076	Fees: $13.00 Taxes: $1,179.38	
(CITY) (STATE) (ZIP)	20180410-0033804 (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, **W. TALMADGE JOHNSON AND ANNE GENELL JOHNSON AS CO-TRUSTEES OF THE W. TALMADGE AND ANNE GENELL JOHNSON REVOCABLE TRUST DATED OCTOBER 5TH, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA L. PILMER, TRUSTEE OF THE DEBRA L. PILMER REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 15, 2017,** 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/Unit No. 231 on the Plan of Phase Three, Stoners Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010726-0079444, as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walker Talmadge Johnson and Anne Genell Johnson, Co-Trustees of the W. Talmadge and Anne Genell Johnson Revocable Trust U/A/D October 5, 2005 and their successors in trust with full right to convey by Quitclaim Deed from Walker Talmadge Johnson and Anne Genell Johnson of record in Instrument No. 20131022-0110035 Register's Office for Davidson County, Tennessee, dated September 28, 2013 and recorded on October 22, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record as Instrument Number 20010726-0079444as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Stoners Glen Townhomes of record in Instrument Number 20000526-0052723, amended in Instrument No. 20001215-0123565 Instrument No. 20020115-0006136 and Instrument No. 20160829-0090242, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20000526-0052724 amended in Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas of record in Instrument Number 200201105-0006137, 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: **231 Stoners Glen Court, Hermitage, Tennessee 37076**.

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 9th DAY OF APRIL, 2018.

The W. Talmadge and Anne Genell Johnson Revocable Trust dated October 5th, 2005

BY: _____
W. Talmadge Johnson
Co-Trustee

BY: _____
Anne Genell Johnson
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. TALMADGE JOHNSON, CO-TRUSTEE of THE W. TALMADGE AND ANNE GENELL JOHNSON REVOCABLE TRUST DATED OCTOBER 5TH, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of April, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE GENELL JOHNSON, CO-TRUSTEE of THE W. TALMADGE AND ANNE GENELL JOHNSON REVOCABLE TRUST DATED OCTOBER 5TH, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of April, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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