Bill Garrett Davidson County
Batch# 83371 DEEDWARR
04/20/2018 01:09:46 PM 2 pgs
Fees: $13.00 Taxes: $2,394.31
20180420-0037511

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 647,110.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2018 Notary Public MY COMMISSION EXPIRES: 01/17/21 (AFFIX SEAL)

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Evan Davis	NEW OWNER	MAP
308 Allen Place		PARCEL 116-13-0D-005.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Warren M. Johnson, Jr. and wife, Leigh B. Johnson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Davis and Mary Elizabeth Davis, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 5 on the Plan of Second Revision, Revised Plat, Jocelyn Manor, a Planned Unit Development of record in Plat Book 6900, Page 180, in the Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point in the Southwesterly margin of Allen Place, said point being the Northwesterly corner of Lot 4 and the Northeasterly corner of the lot herein described, thence, in Southwesterly direction with the Westerly line of Lot 4, 145.58 feet to the point in the Northerly margin of Cargile Road, said point also being the Southwesterly corner of Lot 4 and the Southeasterly corner of Lot 5; thence, with the Northerly margin of Cargile Road South 80 degrees 54' 00" West 72.78 feet to a point; thence continuing with said Northerly margin of Cargile Road South 80 degrees 54' 00" West 7.22 feet to a point, said point being the Southeasterly corner of Lot 9 and the Southwesterly most corner of Lot 5; thence, in a Northwesterly direction with the Easterly line of Lot 9, 80.00 feet to a point, said point being the Southerly most corner of Lot 6; thence, with the Southeasterly margin of Lot 6 in a Northeasterly direction 144.71 feet to a point in the Southwesterly margin of Allen Place, said point being the Northeasterly corner of Lot 6 and the Northwesterly corner of Lot 5, thence, with the Southwesterly margin of Allen Place, in a Southeasterly direction 46.86 feet to the point of beginning.

Being the same property conveyed to Warren M. Johnson, Jr. and spouse, Leigh B. Johnson by Warranty Deed from Thomas G. Connor and spouse, Judith A. Connor of record in Book 10315, Page 485, Register's Office for Davidson County, Tennessee, dated January 08, 1997 and recorded on January 09, 1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **308 Allen Place, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 19th day of April, 2018.

BRANDIE FELICE
My Commission Expires
July 22, 2020

Leigh B. Johnson

Warren M. Johnson, Jr. by: Leigh B. Johnson,
Warren M. Johnson, Jr. by Leigh B. Johnson, Attorney-in-Fact Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Jefferson
Alabama

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh B. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2018.

My Commission expires July 22, 2020

Notary Public

BRANDIE FELICE
My Commission Expires
July 22, 2020

STATE OF TENNESSEE
COUNTY OF Jefferson
Alabama

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leigh B. Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Warren M. Johnson, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Warren M. Johnson, Jr.**.

Witness my hand and official seal this the 19th day of April, 2018.

My Commission expires July 22, 2020

Notary Public

BRANDIE FELICE
My Commission Expires
July 22, 2020