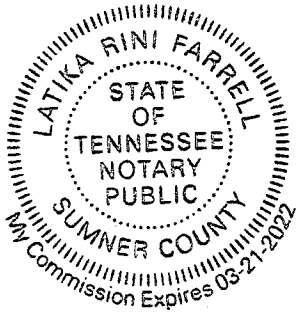
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/21/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel Dawson Bartel	SAMUEL DAWSON BARTEL	136 10 0B 079.00
(NAME)	(NAME)	
3539 Seneca Forest Drive	3539 SENECCA FOREST DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	NASHVILLE TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Two Thousand And No/100 Dollars ($142,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Benjamin L. Johnson, a single man, and Patricia A. Johnson, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel Dawson Bartel, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 23, on the Plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Johnson, unmarried and Benjamin L. Johnson, unmarried, as joint tenants with right of survivorship, by Warranty Deed from JaNethia Michelle Caldwell, f/k/a Janethia Michelle McDaniel, married, dated September 21, 2012 and recorded September 24, 2012, in Instrument No. 20120924-0086584, in said Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Benjamin L. Johnson, a married man by Quitclaim Deed from Patricia A. Johnson, an unmarried woman, and Benjamin L. Johnson, a married man, dated April 14, 2017 and recorded May 11, 2017, in Instrument No. 20170511-0046924, in said Register's Office for Davidson County, Tennessee.
Further, being the same property conveyed to Patricia A. Johnson, an unmarried woman and Benjamin L. Johnson, a married man by Quitclaim Deed from Benjamin L. Johnson, and wife, Amber Johnson, dated July 5, 2017 and recorded July 18, 2017, in Instrument No. 201707180072091, in said Register's Office for Davidson County, Tennessee. The said Benjamin L. Johnson and Amber Johnson were divorced by *Final Decree of Divorce*, entered in the 3rd Circuit Court for Davidson County, Tennessee on December 15, 2017 in Case No. 17D1654. Per the Marital Dissolution Agreement, incorporated into said *Final Decree*, the real property was awarded to Benajmain L. Johnson as his sole and separate property.

File Number: GRN-182519SSO

Bill Garrett Davidson County
Batch# 84035 DEEDWARR
04/23/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20180423-0038168

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3539 Seneca Forest Drive, Nashville, TN 37217

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, has 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 hands this 20 day of April, 2018

Benjamin L. Johnson

Patricia A. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Benjamin L. Johnson and Patricia A. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-182519SSO

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY