| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 8th day of May, 2018.<br><br>Notary Public<br><br>My Commission Expires: 9/29/2021 |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34221-04-2018**<br><br>Jim R. Vanderpool, P.C.<br>256 Seaboard Lane, Suite G-104<br>Franklin, TN 37067 | |

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett
Batch# 90364
05/09/2018 09:58:38 AM
Fees: $18.00 Taxes: $1,646.50

Davidson County
DEEDWARR
3 pgs

20180509-0044352

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Dusty Kiel<br>5408 Kentucky Avenue<br>Nashville, TN 37209 | German American<br>811 Main St<br>Jasper, IN 47546 | Map and Parcel No.:<br>091 06 0 387 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley R. Johnson and wife, Neela Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Kiel, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5408 Kentucky Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 7th day of May, 2018.

Bradley R. Johnson

Neela Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley R. Johnson and Neela Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1313 of Block 184 on the Plan of West Nashville (Clifton Park), as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley R. Johnson and Neela Johnson, husband and wife, by deed dated June 15, 2016 from Jeff Estepp, LLC, a Tennessee limited liability company, of record in Instrument No. 20160616-0061340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 091 06 0 387 00.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.