Bill Garrett Davidson County
Batch# 90424 **DEEDWARR**
05/09/2018 11:22:07 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20180509-0044453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$200,000.00** (Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of May, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 07/06/2018

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires 07-06-2018

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CL-18-911-H

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Katelyn Clampett 911 North 5th Street Nashville, TN 37207	SAME AS NEW OWNER	08203052200

WARRANTY DEED

FOR AND IN 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, I/WE, **MARK JOHNSTON, UNMARRIED AND MIKE JOHNSTON, UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KATELYN CLAMPETT, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 34 on the Map of Wills-Sharpe and Cruther's Addition of record in Book 57, Page 82, Register's Office for said County.

SAID Lot No. 34 fronts 50 feet on the east side of North 5th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mark Johnston, unmarried and Mike Johnston, unmarried, as tenants in common with full rights of survivorship by deed from Barbara Ann Reed and spouse, Leroy Reed, Jr., of record in Instrument No. 20121113-0104499, dated November 6, 2012 and recorded November 13, 2012, Register's Office for Davidson County, Tennessee.

Being also known as 911 North 5th Street, Nashville, Tennessee 37207

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL R GHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **911 NORTH 5TH STREET** **NASHVILLE, TN 37207**

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. Whenever 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, this 4th day of May, 2018

Mark Johnston

STATE OF TEXAS)
COUNTY OF Travis)

On this 4th day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Johnston** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of May, 2018.

Notary Public

AVANI VIRESH PATEL
My Notary ID # 128242141
Expires April 19, 2022

Commission Expires: April 19 2022

WITNESS, this 4th day of May, 2018

Mike Johnston

STATE OF ARIZONA)
COUNTY OF Gila)

On this 4th day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mike Johnston** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of May, 2018.

Notary Public

Karen L. Hoch
Notary Public
Gila County, Arizona
My Comm. Expires 7-14-2018

Commission Expires: 7-14-18