PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.

Bill Garrett Davidson County
Batch# 99796 DEEDWARR
06/04/2018 11:31:50 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20180604-0052952

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2018. Notary Public My Commission Expires: 03-03-20

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

Address New Owner As Follows:
Andrew S. Johnson
Melissa A. Johnson
149 Alton Road
Nashville, TN 37205

Send Tax Bills To: New Owner

Map-Parcel Number:
130-09-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH S. WELLS AND BEVERLY B. WELLS, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDREW S. JOHNSON AND MELISSA A. JOHNSON, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13 of Block "B", as shown on the map entitled the Plan of Second Revision of Highlands of Belle Meade Number 2, of record in Book 1130, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith S. Wells and Beverly B. Wells, husband and wife, by deed from Lutitia M. Stewart and husband, Radford C. Stewart, of record in Instrument No. 20170801-0077654, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, pages 62 and 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **149 Alton Road, 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 1st day of June, 2018.

Keith S. Wells

Beverly B. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith S. Wells and Beverly B. Wells, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2018.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 5.5.20