WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jace A. Johnston and Kimberly A. Johnston	Carrington Mortgage Services, LLC	126-16A-277
(NAME)	(NAME)	Bill Garrett Davidson County
6240 Rivervalley Drive	1600 South Douglass Road, Suites 110 & 200-A	Batch# 116239 **DEEDWARR**
(ADDRESS)	(ADDRESS)	07/13/2018 10:53:19 AM 2 pgs
Nashville, TN 37221	Anaheim, CA 92806	Fees: $13.00 Taxes: $1,130.35
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180713-0068096

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, I/we, **Matthew A. David and Karen David, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jace A. Johnston and Kimberly A. Johnston, 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. 322, on the Plan of Riverwalk, Phase 2A, Section 2, of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew A. David and wife, Karen David by deed from Robert L. Holdren and wife, April J. Holdren, dated August 5, 2011, of record in Instrument No. 20110815-0062730, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Matthew A. David by deed from Matthew A. David and wife, Karen David, dated May 15, 2013, of record in Instrument No. 20130515-0049129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (a) Restrictions and By-Laws appearing of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat; (b) Easements and Rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for said County; (c) Easements and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194 and Book 4226, page 715, Register's Office for said County; (d) Easements and Rights-of-Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for said County; (e) Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, pages 315, 318 and 324, Register's Office for said County; (f) Declaration of Road & Utilities Access Easement of record in Instrument No. 20010706- 0072536, Register's Office for said County; (g) Storm Water Detention and Landscape Agreement of record in Instrument No. 20010919- 0101280, Register's Office for said County; and (h) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

Karen David joins in this conveyance for the limited purpose of conveying any interest that she may have by reason of marital status or otherwise.

Unimproved ☐

This is improved ☒ property, known as 6240 Rivervalley Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of July, 2018

Matthew A. David

Karen David

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew A. David and Karen David, the within named 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, at office, this 12th of July, 2018.

Notary Public

My Commission Expires: November 22, 2021

