WARRANTY DEED

Bill Garrett Davidson County
Batch# 119414 **DEEDWARR**
07/23/2018 03:59:33 PM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20180723-0071761

File No. RW0004281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/17/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DANA ANN WALTERS — MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Neal and Elin Henningsson Neal	US BANK NATIONAL ASSOC	
(NAME)	(NAME)	
1304 McKennie Avenue	7601 PENN AVE S, STE A1	083-01-0-297.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	RICHFIELD, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Howard Johnson and Kimberly Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Barrett Neal and Elin Margareta Henningsson Neal, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 15, MAP OF JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as shown on plat of record in Plat Book 332, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Howard Johnson and Kimberly Johnson, husband and wife, by Warranty Deed from James W. Dedmon and wife, Jewel M. Dedmon, Husband and wife, recorded on June 18, 2013 in Instrument No. 201306180062354, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1304 McKennie Avenue, Nashville, TN 37206

(House Number) (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 we do covenant with the said GRANTEES 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 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 my hand this 20th day of July, 2018.

Howard Johnson by Kimberly Johnson aug in fact

Howard Johnson by Kimberly Johnson
as Attorney-in-Fact

Kimberly Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of July, 2018.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kimberly Johnson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Howard Johnson, and who acknowledged that he/she executed the same as the free act and deed of the said Howard Johnson, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. _____, said Register's Office.

Witness my hand and official seal this 20 day of July, 2018.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

_____, Affiant

WITNESS my hand and seal this 20th day of July, 2018.

Notary Public

My Commission Expire: _____

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022