File#: 31069-8 **Box 14**

WARRANTY DEED

Bill Garrett Davidson County
Batch# 131935 **DEEDWARR**
08/22/2018 09:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180822-0083198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00.

Noah Cook
Affiant

Subscribed and sworn to me on 08/16/18.

Katherine Goodson
NOTARY PUBLIC

My Commission Expires: March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Diana B. Wallace 700 Shawnee Drive Nashville, TN 37205	Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	11502006600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John D Johnson, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Diana B. Wallace, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Lot No. 160 on the Plan of Crest Meade, Section III, of record in Book 2331, Pages 150, Register's Office for said County.
>
> Being the same property conveyed to John D. Johnson and wife, Margaret J. Johnson by Warranty Deed from Holiday Homes, Incorporated, recorded on the 15th day of July, 1958 in Deed Book 2796, Page 425, in the Register's Office of Davidson County, Tennessee. The said Margaret J. Johnson died on 1/3/2017, leaving the said John D. Johnson the sole surviving tenant by the entirety.
>
> This is improved property known as 700 Shawnee Drive, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 08/14/18.

S. Victoria Trainer POA John D. Johnson
John D Johnson
By: Susan Victoria Trainer, attorney in fact

STATE OF Connecticut
COUNTY OF New London

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Victoria Trainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of John D Johnson, and acknowledged that she executed the same as the free act and deed of the said John D Johnson for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20180813-0079857, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on 08/ 14 /18.

NOTARY PUBLIC Karen Miller Galbo

My Commission Expires: 5/31/19

KAREN MILLER GALBO NOTARY PUBLIC CONNECTICUT