Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 133679 DEEDWARR
08/27/2018 10:57:18 AM 2 pgs
Fees: $13.00 Taxes: $821.03

20180827-0084579

18-0334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The ~~actual~~ consideration or value, whichever is greater, for this transfer is $221,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2018.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Teras Enterprises, LLC	New Owner	
P.O. Box 2207		105-16-0-127.00
Brentwood, TN 37211		

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, we

R. D. Johnson and wife, Melody S. Johnson,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Teras Enterprises, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A lot lying and being in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being Lot No. 108 on the Map of Corinne Place of record in Plat Book 332, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to R. D. Johnson and wife, Melody S. Johnson by Warranty deed from Lois Winn, unmarried of record in Book 9380, page 695, Register's Office for Davidson County, Tennessee, dated June 14, 1994 and recorded on June 17, 1994.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2205 Gladstone Avenue, Nashville, TN 37211.**

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of August, 2018.

R. D. Johnson

Melody S. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **R. D. Johnson and Melody S. Johnson**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2018.



D. Shayne Adair, Notary Public
Davidson
My Commission Expires: 6/13/2022