WARRANTY DEED

Record and return to:
Victory Title & Escrow,
695 President Pl., Ste. 2(
Smyrna, TN 37167
VT180800 34

Bill Garrett Davidson County
Batch# 134880 DEEDWARR
08/29/2018 10:41:07 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180829-0085644

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$440,000.00**

Affiant

Subscribed and sworn to before me this 20 day of AUGUST 2018

Patricia L Hurtt

Notary Public
My Commission expires: 9/18/21

PATRICIA L. HURTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Jesse Johnson	NEW OWNER	180020A055000CO
1232 Beech Hollow Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John C. French and wife, Leslie French,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesse Johnson and Roshanda Johnson, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 14, Section Two, the Ridge at Stone Creek Park Subdivision, as shown on plat of record in Instrument Number 20060120-0007577, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John C. French and wife, Leslie French from Susan Whitaker, unmarried by Warranty Deed on February 27, 2015, of record in Instrument Number 20150306-0019479, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060120-0007577, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10324, Page 365, and as amended in Instrument Number 20010719-0076875, and made applicable to The Ridge at Stone Creek Park in Instrument Number 20020722-0087705, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10324, Page 405, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1232 Beech Hollow Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 20, 2018.

John C. French

Leslie French

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John C. French and Leslie French** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 20, 2018

My commission expires 8/4/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY