WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137366 DEEDWARR
09/05/2018 03:22:23 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180905-0088048

O-VRES-18-2659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Eve Wallace **Melody R. Johnson and David Johnson**	**Wells Fargo Home Mortgage**	
(NAME) **2659 Barclay Drive**	(NAME) **4301 W. William Cannon Dr**	**083-16-0-046.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Austin, TX 78749**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY B. HAIGHT, UNMARRIED AND KIMBERLY HAIGHT-ESCUE, MARRIED AND JASON B. HAIGHT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA EVE WALLACE AND EVAN JOHNSON, WIFE AND HUSBAND, AND MELODY R. JOHNSON AND DAVID JOHNSON, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 240 on the Plan of Section Three Addition One, Fortland Park of record in Plat Book 3106, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 240 fronts 80 feet on the Easterly side of Barclay Drive and extends back 194.41 feet on the Southerly line and 201.45 feet on the Northerly line, to a dead line, measuring 87.9 feet thereon.

Being the same property conveyed to Larry B. Haight, a one-half undivided interest, and Kimberly Haight-Escue, a one-forth undivided interest, and Jason B. Haight, a one-forth undivided interest by Executor's Quitclaim deed from Larry B. Haight, Executor under the Last Will and Testament of Winnie L. Oldemeyer of record in Instrument No. 20151202-0121309 Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 02, 2015.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF KIMBERLY HAIGHT-ESCUE.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 1788, Page 445, Book 3345, page 344 and rerecorded in Book 3372, page 282, as amended in Book 3431, page 103, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2659 Barclay Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF AUGUST, 2018.

Larry B. Haight
Larry B. Haight

KIMBERLY HAIGHT ESCUE BY LARRY B. HAIGHT ATTORNY IN FACT
Kimberly Haight-Escue by Larry B. Haight, Attorney In Fact

JASON B. HAIGHT BY LARRY B. HAIGHT ATTORNY IN FACT
Jason B. Haight by Larry B. Haight, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry B. Haight, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIMBERLY HAIGHT-ESCUE AND JASON B. HAIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said KIMBERLY HAIGHT-ESCUE AND JASON B. HAIGHT.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212