WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

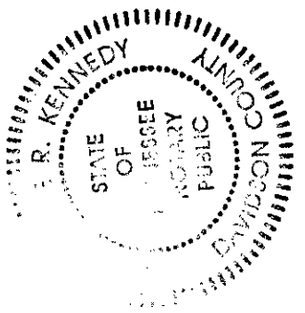
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Catherine Cleavenger
Affiant

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

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)



Karen Y Johnson Davidson County
Batch# 143914 **DEEDWARR**
09/21/2018 01:28:22 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180921-0093829

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy L. Smith, an unmarried woman 21 Vaughns Gap Road, F 81 Nashville, TN 37205	New Owner	129-15-0A-081.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charli Johnson and Andrew Christopher Johnson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nancy L. Smith, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 81 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Christopher Johnson, by Warranty Deed dated 05/14/2010 from F. Mark Acker, unmarried of record in Instrument 201005170037848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 21 Vaughns Gap Road, F 81, Nashville, TN 37205

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.

Charli Johnson, spouse of Andrew Christopher Johnson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Andrew Christopher Johnson.

Witness my/our hand(s) this the 20th day of September, 2018.

Charli Johnson

Andrew Christopher Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charli Johnson and Andrew Christopher Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of September, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)