This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 147296 **DEEDWARR**
10/01/2018 12:06:05 PM 2 pgs
Fees: $13.00 Taxes: $675.25

20181001-0097053

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $182,500.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 28 day of September, 2018.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edward Johnson 2900 Baby Ruth Ln Antioch, TN 37013	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	095-05-0B 060.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA A. KANE, AN UN MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDWARD JOHNSON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 34 ON THE MASTER DEED OF EASTHAVEN TOWNHOMES OF RECORD IN INSTRUMENT NO. 20010806-0083543, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED OF REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Patricia A. Kane, a single person, by deed from Karen A. Crandall and husband, Theodore Crandall, dated 07/27/2009, of record in Instrument No. 20090729-0070954, as corrected in Instrument No 20090827-0080625, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Lebanon Pike, #34, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PK by KMK AIF

Witness my hand this the 28th day of September, 2018.

Patricia Kane by Kathryn Michelle Kempton Atkrny in Fact
Patricia A. Kane
BY: Kathryn Michelle Kempton as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of September, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Kathryn Michelle Kempton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia A. Kane by Specific POWER OF ATTORNEY dated September 7, 2018, and who acknowledged that he executed the same as the free act and deed of Patricia A. Kane.

Witness my hand and official seal this 28th day of September, 2018.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY