THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180817587** Karen Y Johnson Davidson County Batch# 147445 **DEEDWARR** 10/01/2018 03:04:24 PM 2 pgs Fees: $13.00 Taxes: $1,324.60 20181001-0097285	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $358,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2018. Notary Public My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Philip Lauderback, II and Tina Miller Lauderback 704 Lauderback Ridge Smyrna, TN 37167	New Owner	Tax Parcel ID No. 091-06-0-209.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert C. Johnston and Lauren A. Johnston, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George Philip Lauderback, II and Tina Miller Lauderback, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1317 and 1319 of Block 40 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert C. Johnston and Lauren A. Johnston, husband and wife by Warranty deed from Cal, LLC, a Tennessee limited liability company of record in Instrument No. 20110902-0068485 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 02, 2011.

The execution of this instrument is effected by the signature or Robert C. Johnston as Attorney-in-fact for Lauren A. Johnston, which Power of Attorney is recorded in Instrument No. 20181001-0097284, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property located at 5408 Pennsylvania Avenue Nashville TN 37209

BOX 10-A

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2018.

Robert C. Johnston

Lauren A. Johnston by Robert C. Johnston as Attorney in fact

Robert C. Johnston

Lauren A. Johnston by Robert C. Johnson as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Johnston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren A. Johnston and that he is authorized by Lauren A. Johnston to execute this instrument on her behalf.

WITNESS my hand, at office, this 1st day of October, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021