RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811110

Karen Y Johnson Davidson County
Batch# 152317 **DEEDWARR**
10/18/2018 09:11:57 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20181018-0103298

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2018.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kylie Morgan Johnson C/O FBMM P.O. Box 340020 Nashville, TN 37203	New Owner	072 10 2C 001.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLARK & HUDDLESTON PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLIE MORGAN JOHNSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 2905 Bronte Ave, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Homes at 2905 Bronte Ave, a Horizontal Property Regime with Private Elements, as Instrument No. 20161007-0106557, Register's Office for Davidson County, Tennessee to which reference is hereby made for a complete description of said property.

Being a portion of that same property conveyed to Clark & Huddleston Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company, dated May 10, 2016 and recorded at Instrument No. 201605120047641, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2905-A Bronte Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of October, 2018.

CLARK & HUDDLESTON PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: TODD HUDDLESTON
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, TODD HUDDLESTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MEMBER of Clark & Huddleston Properties LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, MEMBER

WITNESS my hand and seal, this the 12th day of October, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19