THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018082**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2018. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 157534 DEEDWARR
11/08/2018 08:24:44 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20181108-0110556

WARRANTY DEED

Address New Owner: Benjamin Searcy and Christopher Johnson 1027 Edwin Warner Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-08-0-035.00

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, **Christine G. Lannan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Searcy, married, and Christopher Johnson, married, as joint tenants with right of survivorship**, ("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 Lot(s) 28, as shown on the map entitled Section I, Warner Park Valley, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN P. LANNAN and wife, CHRISTINE G. LANNAN, by deed from GRANK A. CALHOUN, JR. and wife, LUCY M. CALHOUN, of record in Book 8696, page 770 , dated July 31, 1992 , said Register's Office.

STEPHEN P. LANNAN conveyed his interest to CHRISTINE G. LANNAN by quitclaim deed of record in Instrument No. 20010315-0024999, dated March 13, 2001, 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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-08-0-035.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3466, page 89, amended in Book 3577, page 511, Book 3702, page 465 and Book 3770, page 81, said Register's Office.

This is improved property located at 1027 Edwin Warner Drive Nashville TN 37205

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 7th day of November, 2018.

Christine G. Lannan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 7th day of November, 2018.

Notary Public

My Commission Expires: _____

