WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180555 DEEDWARR
01/04/2019 10:28:03 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40

20190104-0001043

R-AVE-18-31

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew O. Hrvatin	Mortgage Investors Group	
(NAME) **31 Gerald Street**	(NAME) 8320 E.Walker Springs Lane Ste#200	**071-04-0-173.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER M. JOHNSTON AND KATHERINE R. JOHNSTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW O. HRVATIN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of John L. Gordon & Wife Subdivision of record in Book 843, Page 61, in the Register's Office for Davidson County, and the Northwest rectangular part of Lot No. 17 of the Map of Section 2, C.L. Morris Subdivision, as of record in Book 2133, Page 56, said Register's Office, described together as follows:

Beginning on the Easterly margin of Gerald Street at the Southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Register's Office; thence with said Groves' Southerly line South 74 degrees 32' East 65 feet to said Groves' Southeast corner; thence South 71 degrees 04' East 64.15 feet to an iron pin in the Westerly line of the property owned by D. Buchanan; thence with his line South 21 degrees 05' West 95.2 feet to a point in the Northerly line of Lot No. 17 on said Plan of Section 2, C. L. Morris Subdivision; thence South 21 degrees 05' West 8.75 feet to an iron pin; thence North 66 degrees 33' West 129 feet to an iron pin which is 8.75 feet South of the Northwest corner of Lot No. 17, said point being also in the Easterly margin of said Gerald Street; thence with the Easterly margin of said Street North 21 degrees 05' East 89.8 feet to the beginning.

Being the same property conveyed to Christopher M. Johnston and wife, Katherine R. Johnston by Warranty deed from Emily K. Mathews, unmarried of record in Instrument No. 20161018-0110207 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 843, Page 61 and Book 2133, Page 56, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **31 Gerald Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF JANUARY, 2019.

Christopher M. Johnston by Nathan Keith as Attorney in Fact

Christopher M. Johnston by Nathan Keith as Attorney in Fact

Katherine R. Johnston by Nathan Keith as Attorney in Fact

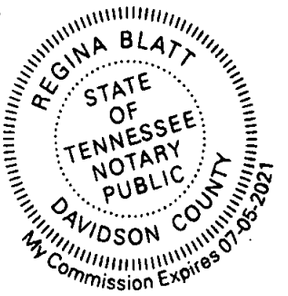
Katherine R. Johnston by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER M. JOHNSTON AND KATHERINE R. JOHNSTON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER M. JOHNSTON AND KATHERINE R. JOHNSTON.

Witness my hand and official seal, this the 2nd of January, 2019.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212