Karen Y Johnson Davidson County
Batch# 181086 DEEDWARR
01/07/2019 09:48:18 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20190107-0001424

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Karen R. Lim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Carol M Holmes
Notary Public
MY COMMISSION EXPIRES: 3/31/20
File No. G18-4004

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Karen R. Lim<br>(NAME) | SAME<br>(NAME) | 180-4-A-156 CO |
| 3372 Hickory Run<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37211<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Jamey Van Johnson, Trustee of The Jamey Van Johnson Revocable Living Trust , dated January 4, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen R. Lim, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument No. 20040915-0111296, Regsiter's Office for said County, to which reference is here nmade for a more complete description.

Being the same property conveyed to Jamey V. Johnson, unmarried, by deed from Patricia A. Rose and husband, David M. Rose, of record by Instrument No. 20071228-0148571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamey Van Johnson, Trustee of The Jamey Van Johnson Revocable Living Trust , dated January 4, 2017 by Deed dated January 4, 2017 from Jamey V. Johnson, unmarried, recorded January 25, 2017, in Instrument Number 20170125-0008194, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following :

1. Bylaws in Book 11568, page 301, said Register's Office.

2. Restrictions as recorded in Book 11568, page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to HOA in Instrument No. 20031014-0151693, 20041229-0153516 and 20080813-0083149, said Register's Office.

5. Stormwater Detention Agreement of record in Book 11338, page 738, said Register's Office.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3372 Hickory Run, Nashville, TN 37211.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of December, 2018.

The Jamey Van Johnson Revocable Living Trust dated January 4, 2017

By: _____
Jamey Van Johnson, Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2018, before me personally appeared Jamey Van Johnson, Trustee of Jamey Van Johnson, Trustee of The Jamey Van Johnson Revocable Living Trust , dated January 4, 2017, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 27th day of December, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Signature
My commission expires: 3/21/22

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**