31498-8 Box 14

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805674

Karen Johnson Davidson County
Batch# 185412 **DEEDWARR**
01/18/2019 09:20:10 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20190118-0005282

NEW OWNER:
Valerie Elaine Johnson and
John R. Johnson
403 Tipton Street
Salix, IA 51052

SEND TAX BILL TO:
Quicken Loans Inc.
PO Box 6577
Carol Stream,IL 60197

MAP & PARCEL:
75-6-38.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Morris, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Valerie Elaine Johnson and John R. Johnson, wife and husband, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. McClain and wife, Karen McClain by Warranty Deed from E.W. Wilkerson and Harry D. Bass, dated 2/21/1990 and recorded 2/22/1990, of record in Book 8049, page 920, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Flanigan Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael D. McClain and wife, Karen McClain, by and through her duly appointed Attorney in Fact, Michael D. McClain, by Power of Attorney, dated 10/31/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115221, Register's Office for Davidson, County, Tennessee. Said Warranty Deed is dated 11/2/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115222, Register's Office for Davidson County, Tennessee. Being further conveyed to Linda Wagner by Warranty Deed from Flanigan Investments, LLC, a Tennessee Limited Liability Company, dated 3/2/2018 and recorded 3/27/2018, of record in Instrument No. 20180327-0028469, Register's Office for Davidson County, Tennessee. Being further conveyed to Edward Morris by Warranty Deed from Linda Wagner, unmarried, dated 3/26/2108 and recorded 4/11/2018, of record in Instrument No. 20180411-0034043, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;

AND **Edward Morris,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Edward Morris,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 4235 Sweden Dr., Hermitage, TN 37076

Executed on this 15th day of January, 2019

Edward Morris

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said County and State, Edward Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of January, 2019

Notary Public

My Commission Expires: 1/18/19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Sworn to and subscribed to me, the undersigned, 15th day of January, 2019

Notary Public

My Commission Expires: 1/18/19