THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $2,204,640.00. Affiant Subscribed and sworn to before me this 7th day of February, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34620-01-2019

Karen Johnson Davidson County
Batch# 194330 DEEDWARR
02/12/2019 10:20:46 AM 3 pgs
Fees: $18.00 Taxes: $8,157.17

20190212-0013042

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Hickok, Andrea Hickok 3120 Forrest Park Nashville, TN 37215	New Owner	Map and Parcel No.: 117 01 0 188 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, **Edgar Carl Johnson, Trustee of the Edgar Carl Johnson Revocable Trust Dated May 15, 2013 and Mary Lou Johnson, Trustee of the Mary Lou Hill Johnson Revocable Trust Dated May 15, 2013,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin L. Hickok and Andrea R. Hickok, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3120 Forrest Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of February, 2019.

Edgar Carl Johnson, Trustee of the Edgar Carl Johnson Revocable Trust Dated May 15, 2013

Mary Lou Johnson, Trustee of the Mary Lou Hill Johnson Revocable Trust Dated May 15, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edgar Carl Johnson, Trustee and Mary Lou Johnson, Trustee, 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, at office, this 7th day of February, 2019.

GEORGE E. MOUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of First Revision of the Final Plat of Forrest Park, as of record in Plat Book 9700, page 240, corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with an Easement described in Book 10891, page 310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edgar Carl Johnson and wife, Mary Lou Johnson by deed dated Linda K. Jones, Trustee of the Linda K. Jones Revocable Trust dated August 19, 2005 of record in Instrument No. 20061215-0154837, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 15, 2013 of record in Instrument No. 20130521-0051081, Register's Office for Davidson County, Tennessee, Edgar Carl Johnson and wife, Mary Lou Johnson conveyed subject property to Edgar Carl Johnson, as Trustee of the Edgar Carl Johnson Revocable Trust Dtd. May 15, 2013, and Mary Lou Johnson, as Trustee of the Mary Lou Hill Johnson Revocable Trust Dtd. May 15, 2013.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 117 01 0 188 00.
2. Restrictive Covenants contained in an instrument of record in Book 9928, page 968, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 9700, page 240 and corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee.