THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 200609 DEEDWARR
02/28/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190228-0018469

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin W. Kohls and Rachael J. Kohls 501 Southcrest Drive Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Boulevard, Suite 400 Brentwood TN 37027	147-15-0-188

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Zadie J. McClanahan, individually**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Benjamin W. Kohls and Rachael J. Kohls**, husband and wife, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 125, on the Plan of Whispering Hills, Section 1, of record in Plat 2331, Page 82, 83, & 84, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Herman T. Johnson and wife, Esther G. Johnson, by Warranty Deed from Carl Maynard Hill and wife, Vivian Christine Perry Hill, of record on May 11, 1998, at Book 10925 Page 716, Davidson County Register of Deeds. Herman T. Johnson died on December 19, 2005. Upon his death, his wife, Esther G. Johnson became the sole owner of the said property as the survivor of their tenancy by the entirety in the said property. Esther G. Johnson died on October 24, 2016. Her Will is of record in Will Book 62, Page 147, County Clerk's office for Rutherford County, Tennessee. Further being the same property conveyed to Zadie J. McClanahan, individually, by Executor's Quitclaim Deed by Zadie J. McClanahan, in her capacity as the duly -appointed personal Executor of the Estate of Esther Griggs Johnson, deceased, of record on June 14, 2017, at Instrument No. 20170614-0059848, Davidson County Register of Deeds.

This is improved property known as 501 Southcrest Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 27TH **day of February, 2019:**

Zadie J. McClanahan

Zadie J. McClanahan

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zadie J. McClanahan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27TH day of February, 2019:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$200,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27 DAY OF February, 2019.

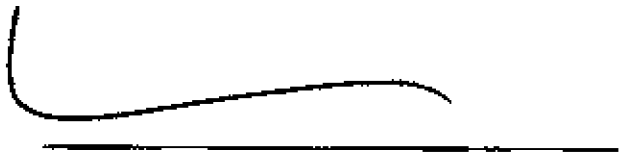
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

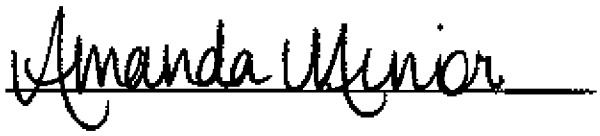
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

