WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $579,000.00. Affiant Subscribed and sworn to before me on February 28, 2019. NOTARY PUBLIC My Commission Expires: 9-6-22

File #2019-16

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
RETURN TO: ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

Karen Johnson Davidson County
Batch# 201345 DEEDWARR
03/04/2019 10:19:25 AM 2 pgs
Fees: $13.00 Taxes: $2,142.30

20190304-0019339

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Philip Codington and Rachel Codington 718 Omandale Drive Nashville, TN 37204	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	132-11-0-016.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KELLY LOUIS JOHNSON AND RHONDA COBB JOHNSON, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **PHILIP CODINGTON AND RACHEL CODINGTON, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Southmeade, as of record in Plat Book 1835, page 118 & 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kelly Louis Johnson and Rhonda Cobb Johnson, husband and wife, by deed from Mary W. Whitehead, a widow, of record in Instrument No. 20061017-0128628, dated October 10, 2006, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 718 Omandale Drive, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

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 our hands on February 28, 2019.

Grantor:

Kelly Louis Johnson

Grantor:

Rhonda Cobb Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KELLY LOUIS JOHNSON AND RHONDA COBB JOHNSON**, the within named bargainor, 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 28th day of February, 2019.

Notary Public

My commission expires: _____

