Karen Johnson Davidson County
Batch# 204381 DEEDWARR
03/11/2019 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20190311-0021954

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119136** SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires: 5-6-19

WARRANTY DEED

Address New Owner: A. Richard Johnson and Mary D. Johnson 134 Prospect Hill Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0F-134.00 CO

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, **William D. Brandon and Rhonda H. Brandon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **A. Richard Johnson AKA Alfred Johnson and Mary D. Johnson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 134, as shown on the map entitled Sugartree, Phase 3, of record in Plat Book 5050, pages 67-71, amended in Book 5758, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM D. BRANDON and RHONDA H. BRANDON, HUSBAND AND WIFE, by deed from VICTOR S. JOHNSON III and MARY LEYDEN JOHNSON, HUSBAND AND WIFE, of record in Instrument No. 20140116-0004512, dated January 15, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-08-0F-134.00 CO.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71 and amended in Book 5758, page 733, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 134 Prospect Hill Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of March, 2019.

William D. Brandon

Rhonda H. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Brandon and Rhonda H. Brandon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public

My Commission Expires: 11-8-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020