THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118834** Karen Johnson Davidson County Batch# 204417 **DEEDWARR** 03/11/2019 12:36:38 PM 2 pgs Fees: $13.00 Taxes: $296.00 20190311-0021998	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Buntin 5105 Cochran Drive Nashville, TN 37220	New Owner	Tax Parcel ID No. 119-01-0-148.00

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, **David H Binkley, Executor of the Estate of Gerald M. Johnson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Buntin, married,** ("Grantees"), its 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 No. 147 on the Plan of Overhill City and W.H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 mm. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 mm. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 mm. West 139.5 feet to die point of beginning and containing 0.31 acres and being part of the same property conveyed to Mm. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register' s Office for Davidson County, Tennessee.

Being part of the same property conveyed to GERALD JOHNSON and wife, BONNIE I. JOHNSON, by deed from J. GIL FUQUA, JR., of record in Instrument No. 20010620-0065518, dated June 19, 2001, said Register's Office.

BONNIE I. JOHNSON conveyed her interest to GERALD M. JOHNSON by quitclaim deed of record in Book 20160811-0083645, dated August 3, 2016, said Register's Office.

GERALD M. JOHNSON died on or about August 4, 2018, His Last Will and Testament, filed in the Probate Court of Wilson County, Tennessee, under Case No. 2018PR380, directed that the subject property be administered as part of his estate, under the control of the Executor, DAVID H. BINKLEY.

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. 119-01-0-148.00.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 21, said Register's Office.

Easements as retained in deed of record in Book 4415, page 371, said Register's Office.

This is improved property located at 320 Rose Street Nashville TN 37210

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.

David H Binkley Executor

David H Binkley, Executor ~~of~~ the Estate of Gerald M. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David H Binkley with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Gerald M. Johnson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: 