#34676

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34676-02-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,098,000.00. Affiant Subscribed and sworn to before me this 27th day of March, 2019. Notary Public My Commission Expires:

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

WARRANTY DEED

34676

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Baxter 2400 Sterling Road Nashville, TN 37215	Capstar Bank 2002 Richard Jones Road STE 300A Nashville, TN 37215	Map and Parcel No.: 117 02 0 099 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, **Michael D. Johnson and Jennifer L. Johnson,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Baxter,** a single woman ("Grantee"), her 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 2400 Sterling Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 211704 DEEDWARR
03/29/2019 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $4,062.60
20190329-0028613

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2019.

Michael D. Johnson, by Jennifer L. Johnson
his attorney if fact atty in fact

Jennifer L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Johnson., with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael D. Johnson, and she is authorized by Michael D. Johnson to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of March, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Stokes Tract, Block "7", as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan Cohen and wife, Terry W. Cohen by deed dated June 21, 1979 from Eugene R. Mullins and wife, Rebecca W. Mullins of record in Book 5456, page 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Johnson and Jennifer L. Johnson, husband and wife by deed dated March 22, 2018 from Alan Cohen and wife, Terry W. Cohen of record in Instrument No. 20180323-0027462, Register's Office for Davidson County, Tennessee.

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 02 0 099 00.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

