RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180673

Karen Johnson Davidson County
Batch# 215716 DEEDWARR
04/09/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190409-0032285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, ~~2019~~

NOTARY PUBLIC

My commission expires: 11-30-2020

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Johnson and wife, Shannon L. Johnson 3120 Jenry Drive Nashville, TN 37214	Same address as new owner	085-07-0-113.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BOB R. TAYLOR AND WIFE, MARY BETH TAYLOR**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KEITH MARVIN JOHNSON AND SHANNON LEE JOHNSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Stanford Country Club Estates, Section Four, as of record in Book 2900, pages 83 and 84, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bob R. Taylor and wife, Mary Beth Taylor, by Warranty Deed from Gordon E. Morrow and wife, Lois S. Morrow, dated 10/1/1963, recorded 10/21/1963, of record in Book 3640, page 419, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3120 Jenry Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of April, 2019.

Bob R Taylor by [illegible] attorney in fact

BOB R. TAYLOR BY LEN TAYLOR HIS ATTORNEY IN FACT

Mary Beth Taylor by [illegible] attorney in fact

MARY BETH TAYLOR BY LEN TAYLOR HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 8th day of April, 2019 before me, appeared Len Taylor, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Bob R.Taylor and Mary Beth Taylor and that said instrument was signed in behalf of the said Bob R. Taylor and Mary Beth Taylor by himself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

[illegible]
Notary Public

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11 30 2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER