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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190319575** | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ WILSON<br>The actual consideration or value, whichever is greater, for this transfer is: $269,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 3rd day of April, 2019.<br>Notary Public<br>My Commission Expires: 2/1/23 |

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Karen Johnson Davidson County
Batch# 216617 DEEDWARRSP
04/11/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20190411-0033301

## SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Adam Harrison Johnson<br>8300 Sawyer Brown Road G-304<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142-05-0B-040.00-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, **Regions Bank, Trustee of the Wallace Family Trust created under the Last Will and Testament of Jewell K. Wallace, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Harrison Johnson, a single person**, ("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 Unit No. G-304 together with the carport designated to No. G-304 on the Plan of Section Three, River Plantation of record in Plat Book 4675, Page 75-77, as amended in Book 4675, Page 103-105 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jewell K. Wallace by Warranty deed from Gary F. Dillard, unmarried of record in Book 11639, page 642, Register's Office for Davidson County, Tennessee, dated August 25, 1999 and recorded on August 30, 1999. The said Jewell K. Wallace died testate on December 6, 2003 and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, as Probate Docket No. 03P-1958, devised the subject property to First American National Bank, as Trustee for the Wallace Family Trust. The said First American National Bank now being known as Regions Bank.

This is improved property located at 8300 Sawyer Brown Road G-304 Nashville TN 37221

**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 3rd day of April, 2019.

Regions Bank, Trustee of the Wallace Family Trust created under the Last Will and Testament of Jewell K. Wallace, deceased

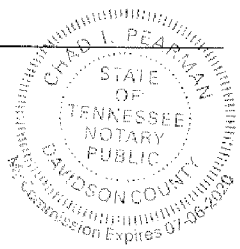
BY: _____
David P. Rogers, Vice President Regions Bank, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, David P. Rogers Vice President of Regions Bank Wealth Management Operations and Support, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of the Wallace Family Trust, the within named barganor, a Trust, and that David P. Rogers Vice President of Regions Bank Wealth Management Operations and Support acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2019.

_____
Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County