Karen Johnson Davidson County
Batch# 220361 DEEDWARR
04/22/2019 03:16:30 PM 2 pgs
Fees: $13.00 Taxes: $4,469.60
20190422-0036827

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1102

6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Timothy Johnson and Kimberly Johnson, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Janet L. Barnette, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 810, Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as shown on plat of record in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512 and Instrument No. 20070426-0049688, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Johnson and Kimberly Johnson, husband and wife, by deed from Linda N. Tabor, Trustee of the Linda N. Tabor, Trustee of the Linda N. Tabor Revocable Living Trust dated January 7, 2006, dated July 5, 2016, of record in Inst. No. 20160715-0072667, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 810 Foster Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2019.

Timothy Johnson

Kimberly Johnson

State of Tennessee)
County of Davidson)

On this 18th day of April, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy Johnson and Kimberly Johnson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA P. BOSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,208,000.00.

Affiant Theresa L. Smith

Sworn and subscribed before me on this the 18th day of April, 2019.

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Janet L. Barnette
810 Foster Hill
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-13-0B-173.00