Karen Johnson Davidson County
Batch# 223561 DEEDWARR
04/30/2019 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190430-0039493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

B-BR-19-7013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kellie Walton and Matthew Benz	**F & M Bank**	
(NAME) **7013 Oak Brook Terrace**	(NAME) 10 Cadillac Drive	**181-10-0A-137.00-CO**
(ADDRESS) **Brentwood, TN 37027**	Ste. 100 (ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRESTON JOHNSON, UNMARRIED AND ERIN JOHNSON, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLIE WALTON AND MATTHEW BENZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Preston Johnson and Erin Johnson, husband and wife by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120127-0007924 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 27, 2012. Preston Johnson and Erin Johnson having since divorced, Docket No. 18D1354, Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- All matters shown on the Plan of record in Instrument 200310290159380, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan of record in Book 6900, page 786, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 200109120099443 and Instrument 200305130064238, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements for sanitary sewers and/or storm drainage in Book 7515, page 298, Book 9343, page 196, Book 9343, page 199 and Book 11217, page 799, Register's Office for Davidson County, Tennessee.
- One-Fourth of an acre reserved for graveyard with rights of ingress and egress in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee.
- Subject to right of way easement to Gulf Interstate Gas Co. in Book 2245, page 271, as partially released in Book 6968, page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6704, pages 397 and 405, as amended in Book 6968, page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements in Book 3376, page 239 and Book 475, page 547, Register's Office for Davidson County,

Tennessee.
- Subject to the flow of Mill Creek and rignts of public therein.
- Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek free from diminution or pollution.
- Subject to changes in boundary of the subject property as a result of erosion or accretion caused by the flow of Mill Creek.
- Storm water detention agreement in Book 7760, page 970, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200109120099442, Register's Office for Davidson County, Tennessee.
- Subject to United Telephone Co. in Instrument 200208260103047 and Instrument 200209180113710, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7013 Oak Brook Terrace, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 25th DAY OF APRIL, 2019.

Preston Johnson

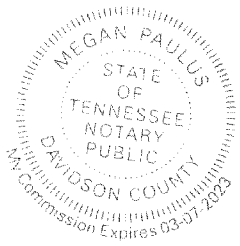
Erin Johnson by her attorney in fact, Kate Nyquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of April, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

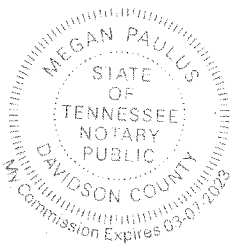


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIN JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN JOHNSON.

Witness my hand and official seal, this the 25th of April, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022