Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,500.00.

Affiant

Subscribed and sworn to before me this 29th day of April, 2019.

Notary Public
My Commission Expires

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

Karen Johnson Davidson County
Batch# 226752 **DEEDWARR**
05/07/2019 10:34:11 AM 2 pgs
Fees: $13.00 Taxes: $667.85

20190507-0042675

19-0183

Address of New Owner:	Send Tax Bills to:	Tax Information:
K Properties, LLC	The Farmers Bank	
1006 Dozier Place	515 Highway 76	072-09-0-090.00
Nashville, TN 37216	White House, TN 37188	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Margaret M. Johnson, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **K Properties, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Dozier Place, as of record in Book 974, Page 51, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the Southerly side of Dozier Avenue and runs back between lines 127 feet on the Easterly line and 122.8 feet on the Westerly line, to a dead line in the rear, on which it measures 50.2 feet.

Being the same property conveyed to Margaret M. Johnson, married by Warranty deed from Reba Joyce Perry of record in Instrument No. 20101221-0101559 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 21, 2010.

This property is neither the principal residence of the Grantor or their spouse.

Power of Attorney of record in Instrument No. 20190502-0041125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1006 Dozier Place, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of April, 2019.

Margaret M. Johnson by Carl R. Johnson,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Carl R. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for **Margaret M. Johnson** and are authorized to execute this instrument on their behalf.

Witness my hand and official seal this 29th day of April, 2019.

Notary Public

My Commission Expires: 6/13/2022

