Karen Johnson Davidson County Batch# 232885 DEEDWARR 05/21/2019 12:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,176.60 20190521-0047938	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $318,000.00 Daniel C Johnson Affiant Subscribed and sworn to before me, this 17 day of May, 2019. Notary Public My commission expires: 9/6/22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel C. Johnson **Tara L. Johnson**	**BancorpSouth Bank ISAOA, ATIMA**	**07207021500**
2932 Glenmeade Dr	**1594 Hudson Lane**	
Nashville, TN 37216	**Monroe, LA 71201**	

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 ACKNOWLEDGE, WE,

Jonathan D. Troast, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel C. Johnson and Tara L. Johnson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows, to wit:

Tract No. 1: Being the southerly 42 feet of Lot No. 58 on the Plan of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County, and described according to a survey made by Hickerson-Miller Engineers, May 18, 1959.

Said part of Lot No. 58 fronts 42 feet on the easterly side of Glenmeade Drive and extends back 124.3 feet on the Northerly line and 131.4 feet on the Southerly line to a dead line, measuring 42 feet thereon.

Tract 2: being the Northerly 18 feet of Lot No. 57 on the Plan of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County, said party of Lot No. 57 fronts 18 feet on the Easterly side of Glenmeade Drive and extends back 131.4 feet on the Northerly line and 134 feet, more or less, on the Southerly line to a dead line, measuring 18 feet thereon.

Being the same property conveyed to Jonathan D. Troast, by Warranty Deed from Katherine Frierson Houston, dated April 16, 2013, of record in Instrument No. 20130418-0038725, Register's Office of Davidson County, Tennessee. Subject property was never the sole primary residence of said Grantors' ~~his~~ spouse, heirs nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20071107-0131287, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2932 Glenmeade Dr, 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 in 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.

Jonathan D. Troast Date: 5/17/19
Jonathan D. Troast

_____ Date: _____

STATE OF Illinois

COUNTY OF McLean

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

Witness my hand, at office, this 17th day of May, 2019.

DOROTHY ANN DOYLE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 21, 2020

NOTARY PUBLIC

My Commission Expires: 9/21/2020

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)

