WARRANTY DEED

Karen Johnson Davidson County
Batch# 235119 DEEDWARR
05/28/2019 11:30:06 AM 2 pgs
Fees: $13.00 Taxes: $507.46
20190528-0050038

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$137,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 052
Barry Lee Johnson 637 Neelys Bend Road Madison, Tennessee 37115	NEW OWNER	GROUP 02 0 PARCEL 196.00

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,

David Carter, and wife Patricia Carter

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barry Lee Johnson, unmarried
and
Dennis E. Vogel, married,
as tenants in common with right of survivorship

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:

Being Lot No. 20 and the westerly one-half of Lot No. 21 of Block "A" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 20 and part of Lot No. 21 front together 75 feet on the northerly side of Neely's Bend Road and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to David W. Carter by Quitclaim Deed from Tony A. Carter, dated March 8, 1984 and filed of record on May 31, 1985 in record Book 6570, Page 130, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **637 Neelys Bend Road, Madison, Tennessee 37115.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 21st day of May, 2019.

David Carter

Patricia Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David Carter and Patricia Carter, with whom I am personally acquainted, (or who 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 21st day of May, 2019.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027