Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Karen Johnson Davidson County
Batch# 244737 DEEDWARR
06/18/2019 09:47:20 AM 2 pgs
Fees: $13.00 Taxes: $1,979.13

20190618-0058495

O-BR-19-1465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2019.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Cynthia S Wills and Phillip A Wills	New Owner	
(NAME)	(NAME)	**172-140-B-108.00-CO**
1465 Wexford Downs Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CHERE S. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA S WILLS AND PHILLIP A WILLS, 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. 108 on the Plan of Minor Revision of Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, & 132-133 of record in Plat at Instrument No. 20080122-0006550, revising Plat Instrument No. 20000804-0077802 and Instrument No. 20010313-0024106 and Consolidation Plat of record in Instrument No. 20020117-0007513, 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 Daniel B. Johnson, Jr. and wife, Chere S. Johnson by Warranty Deed from Danco Property Investments, LLC, recorded November 16, 2001 in Instrument No. 20011116-0125796, Register's Office for Davidson County, Tennessee.

The said Daniel B. Johnson, Jr., having since passed on October 22, 2018, leaving the said Chere S. Johnson as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for 2019 and thereafter not yet due and payable.
- Plans of record in Instrument Nos. 20000804-0077802, 20010313-0024106, 20020117-0007513 and 20080122-0006550, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer Lines of record in Book 5552, Page 657 and Book 11124, Page 852, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11628, Page 204, Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications of record in Book 11744, Page 254, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Covenants, conditions and Restrictions of record in Book 11113, Page 717 and Instrument No. 20160211-0013422, Register's Office for Davidson County, Tennessee
- Quitclaim Deed for Open Space Areas of record in Instrument No. 20020515-0059529, Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1465 Wexford Downs Lane, Nashville, Tennessee 37211**.

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 17th DAY OF JUNE, 2019.

Chere S. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERE S. 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 17th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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