WARRANTY DEED

Karen Johnson Davidson County
Batch# 252267 DEEDWARR
07/03/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20190703-0065129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company	New Owner	09008016300
(NAME)	(NAME)	
245 Noah Drive		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(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 considerations, the receipt of which is hereby acknowledged, I/we Dwight Johnson, an unmarried man and and Katrina Garrett, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Galley Wood Subdivision, of record in Plat Book 2663, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dwight Johnson, unmarried and Katrina Garrett, unmarried by Warranty Deed from Naomi Baker, f/k/a Naomi Faye Hickerson, unmarried, dated 11/29/2000, and Recorded 12/04/2000 in Instrument 200012040118865, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6300 James Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of June, 2019.

Dwight Johnson

Katrina Garrett

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dwight Johnson and Katrina Garrett. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged himself(s) to executed the foregoing instrument for the purposes therein contained .

Witness my hand and Official seal this 27th day of June, 2019.

Notary Public:
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

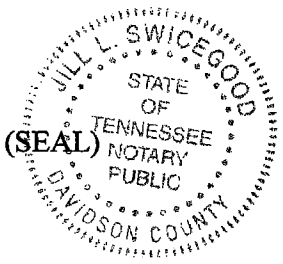
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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