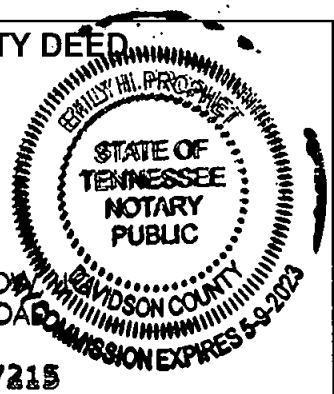
WARRANTY DEED



RETURN TO
GREENVUE TITLE & ESCROW
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-9-23

(AFFIX SEAL)

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
Karl Thomas Koch	New owner	064160D17300CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 254883 DEEDWARR 07/10/2019 11:30:33 AM 2 pgs Fees: $13.00 Taxes: $971.25
2508 Winter Springs Court		
(ADDRESS)	(ADDRESS)	20190710-0067168
Hermitage, TN 37076		
(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, we Lunden Dale Johnson and Lindsey Waller Johnson, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Karl Thomas Koch, an unmarried man 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:

Land in Davidson County, Tennessee, being Lot No. 153 on the plan of Section Three, Truxton Park, as of record in Instrument No 20011024-0116292 (plat reference Inst No. 200106080060612 in the prior Deed and Deed of trust is incorrect), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lunden Johnson, an unmarried man and Lindsey Waller, an unmarried woman, as tenants in Common with Rights of Survivorship by Warranty Deed from Robbin L. Voyles and husband, William David Voyles, dated 07/18/2016 and recorded 07/20/2016, of record in Instrument No. 201607200074898, Register's Office for Davidson County, Tennessee.

Subject to I matters shown on the plat of record in Plat Instrument No. 200110240116272; Covenants, conditions, easements and restrictions recorded in Instrument No. 200010110100896, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Covenants, conditions, easements and restrictions recorded in Instrument No. 200010300107559, Bylaws recorded in Instrument No. 200011010108604 and Second Supplementary recorded in Instrument No. 200201230009419, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage including terms

and conditions thereof as recorded in Instrument No. 200012080121300; Stormwater Detention Agreement recorded 08/24/2000 of record in Instrument No. 200008240083612 and Instrument No. 200205280064319; Rights of others under the terms and conditions contained in the HOA of record in Instrument No. 200503110027266; and Rights of others under the terms and conditions contained in the Charter of record in Instrument No. 200011010108603, all of record in the 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 ☒ 2508 Winter Springs Court, Hermitage, TN 37076

(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 24th day of June, 2019.

By: _____
Lunden Dale Johnson

By: _____
Lindsey Waller Johnson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lunden Dale Johnson and Lindsey Waller Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of June, 2019.

_____
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122