THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822405**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $327,000.00 Affiant Subscribed and sworn to before me, this 20th day of September, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 293154 **DEEDWARR**
09/30/2019 12:52:36 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20190930-0099300

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald G. Johnson 523 Turtle Creek Dr Brentwood, TN 37027	New Owner	Tax Parcel ID No. 147 01 0 262.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Davis and Audrey K. Davis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald G. Johnson and Cathy S. Johnson, tenants by the entirety**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 197, Section One, Caldwell Hall, as shown on plat of record in Plat Book 2900, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 197 fronts 80 feet on the Easterly side of Danby Drive and runs back 161 feet on the North line and 160.5 feet on the South line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Jesse Davis and Audrey K. Davis, husband and wife, by Warranty Deed from Phillip M. Tomlinson and Sarah Tomlinson, husband and wife, of record in Instrument No. 20160330-0029773, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 30, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE (REVISED) CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2929, Page 117 and Book 2997, Page 93.

This is improved property located at 4806 Danby Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of September, 2019.

Jesse ~~Davis~~

Audrey K. Davis

STATE OF ~~TENNESSEE~~ ~~Hawaii~~)
COUNTY OF ~~DAVIDSON~~ ~~Honolulu~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Davis and Audrey K. Davis, ~~with whom I am personally acquainted, and~~ who acknowledged that ~~she~~ THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2019.

Chita Calbero
~~My Commission Expires~~
June 18, 2022

Notary Public

My Commission Expires:

Doc. Date: 9/18/19 # Pages: 2
Notary Name: CHITA CALBERO First Circuit
Doc Description: LIMITED POA DEED

Notary Signature 9/18/19 Date

CHITA CALBERO NOTARY PUBLIC Comm. No. 97-468 STATE OF HAWAII

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