Karen Johnson Davidson County
Batch# 295345 DEEDWARR
10/03/2019 09:16:37 AM 2 pgs
Fees: $13.00 Taxes: $1,972.10
20191003-0101070

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $533,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2019.

Notary Public

My commission expires: 12/1/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Halden VanCleave and Jessica VanCleave	Regions Bank d/b/a Regions Mortgage	160-16-0B-042.00-CO
6052 Brentwood Chase Drive	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bryan V. Johnson and wife, Haley B. Johnson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Halden Z VanCleave and Jessica A VanCleave, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

BEING Lot No. 42 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941, inclusive, 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 Bryan V. Johnson and wife, Haley B. Johnson by Warranty deed from Adam T. Schaefer and wife, Heidi M. Schaefer of record in Instrument No. 20110404-0025492 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 04, 2011.

This is improved property known as **6052 Brentwood Chase Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 27th day of September, 2019.

Bryan V. Johnson

Haley B. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bryan V. Johnson and Haley B. Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of September, 2019.

Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

SolomonParks File No. 19-000364-525