WARRANTY DEED

Karen Johnson Davidson County
Batch# 317455 DEEDWARR
11/19/2019 01:40:14 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20191119-0119417

J-FB-19-402

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-10-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-10-2020

(AFFIX SEAL)

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)
Frances D. Bates and Terry A. Bates	new owner	
(NAME)	(NAME)	**04309018900**
1133 Elrod Ferry Rd.		
(ADDRESS)	(ADDRESS)	
Hartwell, GA 30643		
(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, **KERAN CARD, SUCCESSOR TRUSTEE FOR THE JOHNSON FAMILY REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASSET PRESERVATION, INC. AS QUALIFIED INTERMEDIARY FOR FRANCES D. BATES AND TERRY A. BATES,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
BEING the westerly 50 feet of Lot No. 3 and the easterly 50 feet of Lot No. 4 of Block "H" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, Said Parts of Lots Nos. 3 and 4 front together 100 feet on the southerly side of Cumberland Avenue and run back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Paul A. Johnson and wife, Alma Sue Johnson by Warranty Deed from James Frank Higdon, Jr., unmarried, of record in Book 3505, Page 553, Register's Office for Davidson County, Tennessee, dated February 08, 1963 and recorded on February 18, 1963.

Being the same property conveyed to Paul A. Johnson and Sue Johnson, Trustees, respectively, and their successors in trust, for the benefit of Paul A. Johnson and Sue Johnson, tenants in common under the terms of the Johnson Family Revocable Living Trust by Quit Claim deed from Paul A. Johnson and wife, Sue Johnson of record in Instrument No. 19991210-0301921 Register's Office for Davidson County, Tennessee, dated December 07, 1999 and recorded on December 10, 1999.
The said Sue Johnson having since died on May 9, 2017. The said Paul A. Johnson having since died on May 8, 2019.
Karen D. Card is the Successor Trustee as noted in the Abstract of Trust for The Johnson Family Revocable Living Trust as recorded in Instrument No. 20000706-0067251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1236, Page 348 and Book 1309, Page 493, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, Page 949, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 Cumberland Ave, Madison, Tennessee 37115**.

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 15th DAY OF NOVEMBER, 2019.

Keran Card, Successor Trustee for The Johnson Family Revocable Living Trust

BY: Keran Card
Keran Card
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERAN CARD, Successor Trustee for The Johnson Family Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of November, 2019.

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



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