THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123699** Karen Johnson Davidson County Batch# 325818 **DEEDWARR** 12/06/2019 09:24:32 AM 2 pgs Fees: $13.00 Taxes: $5,550.00 20191206-0125963	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Kaitlyn T. Johnson and Tyler R. Johnson 4028 Lealand Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-0-040.00

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, **Gurjeet S. Birdee and Daljit K. Birdee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaitlyn T. Johnson and Tyler R. Johnson, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Plan of Rolling Meadows Part of O.F. Noel Estate of record in Plat Book 1424, Pages 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 183 fronts 105.0 feet on the Easterly margin of Lealand Lane and extends back 292.1 feet on the Northerly line and 282.4 feet on the Southerly line, to a dead line in the rear, measuring 95.0 feet thereon.

Together with and subject to an easement for shared drive across Lot No. 184 as shown on the Plat of Rolling Meadows of record in Book 1424, Pages 98 and 99, said Register's Office, as shown on the mortgage loan inspection by Crawford Land Surveying attached as an exhibit to the Warranty Deed of record in Book 8995, Page 929, as re-recorded in Book 9017, page 916, said Register's Office.

Being the same property conveyed to Gurjeet S. Birdee and Daljit K. Birdee, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20170802-0078670 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1141, Page 378, in the Register's Office for Davidson County, Tennessee.

Together with and subject to an easement for shared drive across Lot No. 184 as shown on the mortgage loan inspection by Crawford Land Surveying attached as an exhibit to the Warranty Deed of record in Book 8995, Page 929, as re-recorded in Book 9017, page 916, said Register's Office.

This is improved property located at 4028 Lealand Lane Nashville TN 37204

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 3rd day of December, 2019.

Gurjeet S. Birdee

Daljit K. Birdee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gurjeet S. Birdee and Daljit K. Birdee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020