This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 331432 DEEDWARR
12/18/2019 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20191218-0130548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $725,000.00.

Affiant

Subscribed and sworn before me this the 16th day of December, 2019.

Notary Public
My commission expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:
Benjamin Johnson
Mark Johnson
2727 Westwood Dr. Unit A
Nashville, TN 37204

Send Tax Bill to:
Benjamin Johnson
520 N. Oakley Blvd, 35
Chicago IL 60612

Tax Information:
118-02-2F 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN JOHNSON AND MARK JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2727 Westwood Drive, a Horizontal Property with Private Elements of record in Instrument No. 20180906-0088268, being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed from Jorge E. Moran, a married man, dated 08/31/2018, of record in Instrument No. 20180905-0087724, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2727 Westwood Dr. Unit A, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of December, 2019.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Harold Johnson as such member.

Witness my hand and official seal this 16th day of December, 2019.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)