WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00 .

Teresa Didwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2020.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 423141 DEEDWARR
06/22/2020 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20200622-0066877

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmie L. Johnson, Jr	SAME	115 08 0 057.00
(NAME)	(NAME)	
726 Vosswood		
(ADDRESS)	(ADDRESS)	
Nashville, TN 27205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Tice Feldman and Trey F. Webber, each a undivided one-half (½) interest therein as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmie L. Johnson, Jr. married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 233 on the Map of West Meade Farms, Inc., Section H, as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 233 fronts 130 feet on the east side of Vosswood Drive, and runs back between lines 335.8 feet on the north line and 335.9 feet on the south line to a dead line on which it measures 130 feet thereon.

Being the same property conveyed to Tice Feldman and Trey F. Webber, each an undivided one-half (1/2) interest therein as tenants in common by Deed dated March 6, 2018 from Tice Feldman, Executor of the Estate of Bobbe T. Morris, deceased, recorded March 9, 2018, in Instrument Number 201803090022523, in the Official Records of Davidson County, Tennessee.

Each Grantor is married but the above described property was never used as the primary residence for either Grantor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 726 Vosswood Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 27th day of May, 2020.

Tice Feldman

Trey F. Webber

State of Tennessee

County of Davidson

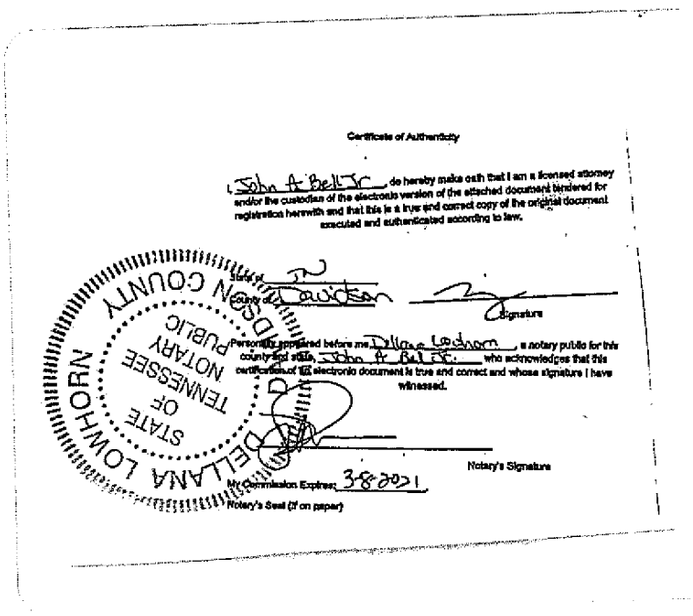
Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tice Feldman and Trey F. Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2020.

Shannon Philbin

Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023


Certificate of Authenticity

I, John A. Bell Jr., 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.

Signature

Personally appeared before me Dellana Lowhorn, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY