Karen Johnson Davidson County
Batch# 437337 DEEDWARR
07/14/2020 11:03:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200714-0076844

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
CCT# 2020072832N

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Brittney Julian 127 Neese Drive Nashville, TN 37211	Brittney Julian C/O CapStar Bank 2002 Richard Jones Rd., Ste 300A Nashville, TN 37215	119-15-0-151.00

WARRANTY DEED

THIS INDENTURE, made this 10th day of July, 2020 between **ANTHONY D. JOHNSTON, SINGLE**, residents of Davidson County, Tennessee (collectively "Grantor") and **BRITTNEY JULIAN, SINGLE WOMAN**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

SITUATED in Davidson County, Tennessee, being Lot No. 13 on the Plan of Neese Heights, of record in Plat Book 1424, Page 114, 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. 13 fronts 100 feet on the Southerly side of Neese Drive, and runs back between lines, 172.93 feet on the Easterly line and 172.95 feet on the Westerly line, to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Anthony D. Johnston, an unmarried man by Warranty deed from Alvin T. Jones, Jr., and wife, Linda M. Jones of record in Instrument No. 20171102-0112493, in the Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

ANTHONY D. JOHNSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Anthony D. Johnston, Single**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 10TH day of July, 2020.

Notary Public
My Commission Expires: 9/6/22

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$275,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 10TH day of July, 2020.

Notary Public
My commission expires: 9/6/22