WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/4/2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Y-SB-VRES-20-518

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)
Mackenzie E. Johnson and John Patrick Dooley, III	Stifel Bank & Trust	
(NAME)	(NAME)	**147-10-0-199.00**
518 Adamwood Drive	12655 Olive Blvd., Ste. 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Louis, MO 63141	
(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, **BRUCE SWEETMAN AND WIFE, CARMEN A. SWEETMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MACKENZIE E. JOHNSON, A SINGLE PERSON, AND JOHN PATRICK DOOLEY, III, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Sweetman and wife, Carmen A. Sweetman by Warranty deed from Michael A. Sanders and wife, Susan B. Sanders of record in Book 8569, page 694, Register's Office for Davidson County, Tennessee, dated March 06, 1992 and recorded on March 09, 1992.

This conveyance is subject to:
- 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 3700, Page 87 and Amended in Book 9871, Page 520, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4094, Page 686, 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: **518 Adamwood Drive, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 449019 **DEEDWARR**
08/03/2020 12:56:11 PM 2 pgs
Fees: $13.00 Taxes: $1,167.35

20200803-0085380

Witness my/our hand(s) this the 31st DAY OF JULY, 2020.

Bruce Sweetman by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20200803-0085379, Register's Office for Davidson County, Tennessee.

Carmen A. Sweetman by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20200803-0085378, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRUCE SWEETMAN AND CARMEN A. SWEETMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BRUCE SWEETMAN AND CARMEN A. SWEETMAN.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021