39B

Karen Johnson Davidson County
Batch# 471687 DEEDWARR
09/08/2020 01:09:09 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200908-0102017

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2020.

Lydia H Weaver
Notary Public

My commission expires: 7-9-22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzanne N. Diaz and Juan Diaz	~~New Owner~~ Atlantic Union Bank	**148-05-0-049.00**
228 Willow Lane	1800 Robert Fulton Dr #350	
Nashville, TN 37211	Reston, VA 20191	

FOR AND IN 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,

Philip Johnson and Hannah Johnson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suzanne N. Diaz and Juan Diaz, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 188 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee. Said lot fronts 91 feet on the northerly side of Willow Lane and runs back 143.5 on the easterly line and 147.3 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 68.3 feet.

Being the same property conveyed to Philip Johnson and Hannah Johnson, married, by Cash Deed for Tennessee, from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., dated June 17, 2015, of record in Instrument No. 20150629-0062131, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3277, Page 482, amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 228 Willow Lane, Nashville, TN 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 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 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/our hand(s) this 2nd day of September, 2020.

Philip Johnson

Hannah Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2020, before me personally appeared Philip Johnson and Hannah Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2020.

A. Scott Hubbard

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 20-495
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027