Karen Johnson Davidson County
Batch# 495679 DEEDWARR
10/14/2020 01:41:38 PM 2 pgs
Fees: $13.00 Taxes: $1,616.38
20201014-0119416

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Johnson, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Haston and Alice Haston, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945 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 John Johnson, an unmarried man by Warranty deed from East Greenway Park, LLC, a Tennessee limited liability company of record in Instrument No. 20180822-0083160 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 22, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3414 Shelby Bottoms Bend, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Joshua Haston **3414 Shelby Bottoms Bend** **Nashville, TN 37206**	New owner	**084-05-0B-047.00**

WITNESS THE EXECUTION HEREOF this 6th day of October, 2020.

John Johnson

State of Tennessee)
County of Davidson)

On this 6th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Johnson and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 436,860.00.**

Affiant

Sworn and subscribed before me on this the 6th day of October, 2020.

Notary Public

My Commission Expires: 3/9/24

LYNN OMOHUNDRO NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY