Karen Johnson Davidson County
Batch# 646553 DEEDWARR
06/01/2021 08:25:30 AM 2 pgs
Fees: $13.00 Taxes: $836.88
20210601-0072640

# WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,185.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MAY, 2021.

NOTARY ~~PUBLIC~~

MY COMMISSION EXPIRES 2/19/2024

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2273LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Kenneth Daniel Hope | F&M Bank | |
| 7404 Holly Leaf Way | 10 Cadillac Drive Ste. 100 | 095 10 0 046.00 |
| Fairview, TN 37062 | Brentwood TN 37027 | |

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,

**DAVID JOHNSON AND WIFE SUSAN L. JOHNSON**

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

**KENNETH DANIEL HOPE, AN SINGLE MAN**

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. 160 on the map of Elm Hill Acres, Section No. IV, of record in Book 2331, Page 118, said Register's Office, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to David Johnson and wife, Susan L. Johnson, by Quitclaim Deed from David Johnson, of record in Book 8796, Page 910, in the Register's Office of Davidson County, Tennessee, dated November 24, 1992 and recorded on November 25, 1992.

Being the same property conveyed to David Johnson, by Warranty Deed from April L. Jennette, of record in Book 8796, Page 907, in the Register's Office of Davidson County, Tennessee, dated November 24, 1992 and recorded on November 25, 1992.

Being the same property conveyed to David Johnson and wife, April L. Johnson, by Warranty Deed from Mary Katherine Lambert, of record in Book 5309, Page 854, in the Register's Office of Davidson County, Tennessee, dated July 03, 1978 and recorded on July 11, 1978.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elm Hill Acres, Section No. IV, as recorded in Plat Book 2331, Page(s) 118.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 464.

This is improved property known as 504 Bismark Drive, Nashville, TN 37210-3302

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 in 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 hand on the 27th day of May, 2021.

David Johnson

Susan L. Johnson

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, DAVID JOHNSON AND SUSAN L. JOHNSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of May, 2021.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23