WARRANTY DEED

Karen Johnson Davidson County
Batch# 981327 DEEDWARR
03/16/2023 09:51:10 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20230316-0019022

RETURN TO:
PREMIER ESCROW,
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Mitchell T. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SHANNON WHITE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchel T. Webb and Nora M. Hanna	SWBC	
(NAME) 3250 Panorama Drive	(NAME) 9311 San Pedro Ave, Ste 100	080-08-0-111.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GREG JOHNS AND NATHAN BRANDON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHEL T. WEBB AND NORA M. HANNA, BOTH UNMARRIED,** 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. 171 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, 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 Peter Adams and Heidi Adams, husband and wife by Warranty deed from Teresa Aguilar, unmarried of record in Instrument No. 20130624-0064651 Register's Office for Davidson County, Tennessee, dated June 18, 2013 and recorded on June 24, 2013.

Being the same property conveyed to Greg Johns and Nathan Brandon by Warranty deed from Peter Adams and Heidi Adams, husband and wife of record in Instrument No. 20220519-0057985, Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3250 Panorama Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 15th day of March, 2023

GREG JOHNS

NATHAN BRANDON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Johns and Nathan Brandon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2023.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON