WARRANTY DEED

BOOK 11514 PG. 610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Kathleen Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE TN

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS....
Noel P. Leon and Andrea Y. Leon	Franklin American Mortgage Company	50-3-B-185CO
(NAME)	(NAME)	
1803 Apple Valley Circle	501 Corporate Centre Drive	12D88163
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, **Evaniel Johnson, III and wife Demetria C. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOEL P. LEON AND WIFE, ANDREA Y. LEON**, 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. 98 on the plan of Re-Plat of Lot 98, Mulberry Downs, Phase 1B of record in Book 9700, page 16.

Being the same property conveyed to Evaniel Johnson, III and wife, Demetria C. Johnson by deed from Phillips Builders, Inc. of record in Book 9740, Page 553 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐
This is improved ☒ property, known as 1803 Apple Valley Circle, Nashville, TN 37207
(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/our hand(s) this 25th day of May, 1999.

Evaniel Johnson III

Demetria C. Johnson

MAIL ENV. 0596287

REGISTER'S OFFICE REFERENCE

99 JUN -7 AM 10:40

ALL TAXES PAID
DAVIDSON COUNTY, TN.

9917 06/07 0101 03CHECK 521.7

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 Evaniel Johnson III and wife, Demetria C. Johnson, the bargainors, with whom I am personally acquainted or proved to me 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 Nashville, Tennessee this 25th day of May, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0596287

99 JUN-7 AM10:40

REGISTER
DAVIDSON CO. TN.

BOOK 11514 PG. 612

CAMT	138000.00
CON TX	510.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	521.60
CHECK	521.60

06/07/99 01 10:43 0001 5917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470412