WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES:
5/20/02 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title Company, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Johnson	Dorothy Johnson	71-5 / 270
(NAME)	(NAME)	
1719 Rogers Avenue	1719 Rogers Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 33618	Nashville, TN 37207	
(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, Audie J. Johnson and wife, Gail Johnson dba Cardinal Construction, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Johnson a Single person., 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:

SEE ATTACHED EXHIBIT A

Instr:200005080046449 Page: 1 OF 2
REC'D FOR REC 05/08/2000 2:43:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

unimproved ☐

This is improved ☒ property, known as 1719 Rogers Avenue, 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 our hands this 11th day of January, 2000.

Audie J. Johnson and wife, Gail Johnson dba Cardinal Construction

By:

Attest:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Audie J. Johnson and wife, Gail Johnson dba Cardinal Construction and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:
5/20/02

Notary Public

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000452

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the resubdivision of part of Lots 289-291 of Scruggs Brooklyn Heights of record in Book 11190, page 27, Register's Office for Davidson County, Tennessee, to which Plan specific reference is hereby made for a more particular description.

Being part of the same property conveyed to Audie J. Johnson and wife, Gail Johnson dba Cardinal Construction by Warranty Deed from Excel Real Estate and Development Company, dated 4/26/99, of record in Book 11446, page 563 ,Register's Office for Davidson County, Tennessee.

Property Address:
1719 Rogers Avenue
Nashville, Tennessee 37207

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.