Davidson County DEEDWARR
Recvd: 04/27/01 14:06 2pgs
Fees:11.00 Taxes:278.87

20010427-0042665

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,370.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 6-4-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 137 Third Avenue N, 2nd Floor, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Johnson et ux Lea Johnson		**073-01-0-164.00**
(NAME)	(NAME)	
1921 Avalon Drive	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

C. D. C.

CHARLES D. CIVILS, EXECUTOR FOR THE ESTATE OF ADELL R. MOON

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

CHRIS JOHNSON AND WIFE, LEA JOHNSON

, 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:

Being Lot No. 11 on the Plan of Virginia Manor as of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oliver B. Moon and wife, Adell Z. Moon by deed from R. W. Gregory and wife, Helen L. Gregory dated March 20, 1951 and filed for record in Book 1968, page 1, Register's Office for Davidson County, Tennessee. The said O. B. Moon having since died intestate, leaving the property vested solely to his wife, Adell Z. Moon. The said Adell Z. Moon having since died testate on August 16, 2000, of which will is of record as File No. 00-P-1511, Probate Court of Davidson County, Tennessee.

The property described herein is conveyed subject to: (a) Sanitary Sewer and/or Storm Drainage Easement as of record in Book 4145, page 781; (b) any and all matters as shown on the plan of record in Book 1835, page 22, and (c) any and all declarations, conditions, covenants and restrictions as of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1921 Avalon Drive, Nashville, TN 37216

(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 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 5th day of April, 2001.

Adell R. Moon C.W.C

Charles D. Civils, Executor for the Estate of ~~O. B. Moon~~
By: Charles D. Civils EXECUTOR

Attest: Barbara S. Mayer

~~STATE OF~~

~~COUNTY OF~~

Personally appeared before me, _____, a Notary Public in and for said County and State, personally appeared and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the and, respectively, of the Charles D. Civils. Executor for the Estate of O. B. Moon, the within-named bargain, and corporation, and that they as such and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office this _____ day of _____, ~~2001.~~

~~Commission expires:~~

_____
Notary Public

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally came and appeared **Charles D. Civils**, as Executor for the Estate of Adell R. Moon, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing document for the purposes and consideration therein expressed, and in the capacity therein stated.

WITNESSSES:

Barbara S. Mayer

Cindy Taylor

Estate of Adell R. Moon

By: Charles D. Civils EXECUTOR
Charles D. Civils, Executor

SWORN TO AND SUBSCRIBED before me, Notary, this 9 day of April, 2001.

Charles L Spencer
NOTARY PUBLIC
My Commission is for Life

Charles L. Spencer NOTARY PUBLIC