WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/02 08:36 2pgs
Fees:13.00 Taxes:257.15

20021127-0146922

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires July 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Barbara K Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Johnson	Same as new owner	49-262
(NAME)	(NAME)	
3405 Knight Drive		12DZ81855
(ADDRESS)	(ADDRESS)	
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, Brenda Jernigan and Susie Yates, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara 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 a tract of land in the 21st Dist. of Davidson County, Tennessee. BEGINNING 184 feet north, of the south corner of the original tract being the corner of the Old Bond property and Ewing Road, thence running in a northerly direction with Ewing Road 100 feet to a stake running back in an easterly direction between parallel lines 183 feet to a stake; thence in a northerly direction 80 feet to a stake near a creek, thence in an easterly direction 200 feet to a point in the south line, 457 feet from the old corner in the Ewing Road and the Old Bond corner, thence running westerly with the old line 118 feet to a stake, being the east corner of the lot conveyed to Fred R. Sanders and Clay I. Sanders, thence with Fred R. Sanders and Clay I. Sander's line 224 feet to the beginning.

Being the same property conveyed to Susie Yates, a single person by deed from B. F. Sanders and wife, Maggie Sanders of record in Book 1383, page 72, Register's Office, Davidson County, Tennessee. Susie Yates having since conveyed the subject property to Brenda Jernigan by quitclaim deed of record in Instrument No. 200203220035430, Register's Office, Davidson County, Tennessee, reserving to herself a life estate and power to sell.

Brenda Jernigan executed this instrument on behalf of Susie Yates pursuant to a Power of Attorney of record in Instrument No. *, Register's Office, Davidson County, Tennessee.

*20021127-0146921

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 3405 Knight Drive, 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 hand this 20th day of November, 2002.

Brenda Jernigan
Brenda Jernigan

Susie Yates
Susie Yates

By: Brenda Jernigan
Brenda Jernigan, Attorney-in-fact

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 Brenda Jernigan with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Susie Yates as her Attorney in Fact as the free act and deed of the within named Susie Yates.

Witness my hand and official seal at Goodlettsville, Tennessee this 20th day of November, 2002.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2002

Notary Public

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 Brenda Jernigan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 20th day of November, 2002.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2002

Notary Public