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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 08:51 2pgs
Fees:13.00 Taxes:214.60
20030103-0000927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mutual Contractors, LLC	New Owner	**Map 108-16-0, Parcel 246.00**
(NAME)	(NAME)	
1001 14th Ave South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(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, Estate of Carol Jean Johnson, Fred Johnson, Administrator, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mutual Contractors, LLC, 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. 104 A of the Zone Lot Division of Lots 98 thru 104 Percy Priest Woods Section 4, as of record in Plat Book 6250, Page 757, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carrol Jean Johnson by deed of record in Book 8579, Page 733, Register's Office for Davidson County, Tennessee.

The said Carrol Jean Johnson, now deceased. The Administrator of The Estate of Carrol Jean Johnson is authorized to sell said property pursuant to court order in the matter of the Estate of Carrol Jean Johnson, reference docket #02P1053, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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

unimproved ☐
This is improved ☒ property, known as **306 Woodlark Court, Nashville, TN 37214**
(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 **31st day of December, 2002**.

Estate of Carol Jean Johnson

By: Fred Johnson Administrator

Fred Johnson, Administrator

~~Attest~~:

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred Johnson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrator of The Estate of Carrol Jean Johnson, and that he/she as such Administrator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **31st** day of **December**, **2002**.

Commission Expires:
1-29-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public