WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,906.25

Ann Hal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2003.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 10/17/05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Holdam	Georgia Bank & Trust Company	072-070-036.01
(NAME)	(NAME)	
2350 Riverside Drive	1321 Murfreesboro Road #701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37217	
(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, I, **Anona K. Johnson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Holdam and Joshua Muncy**, both unmarried, as Joint Tenants with * 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:
*Right of Survivorship

Land in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of L.A. Warren's Resubdivison of Block C in R.M. Dudley's Subdivision, of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Anona K. Johnson, unmarried, by Deed from William Daniel Hahn and wife, Marilyn Faye Hahn, of record as Instrument No. 2002 062400 75740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 843, page 102; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2350 Riverside Dr., 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 and assigns forever; and we do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 1st day of July, 2003.

Anona K. Johnson
Anona K. Johnson

Davidson County DEEDWARR
Recvd: 07/03/03 15:28 2pgs
Fees:13.00 Taxes:451.05

20030703-0092744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Anona K. Johnson, unmarried, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of July, 2003.

Notary Public

My Commission Expires:

