WARRANTY DEED

MISTY HICKS NOTARY PUBLIC AT LARGE My Commission Exp. July 29, 2006 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern TItle, LLC, 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Johnson	Guaranty Trust Company	
(NAME)	(NAME)	
462 Rural Hill Road	640 Broadmor	150-1-48
(ADDRESS)	(ADDRESS)	
Nashville, TN	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040792

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Harry D. Jester and wife, Barbara J. Jester**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Johnson, a married person**, hereinafter called the GRANTEE, **his/her** 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. 180 on the Plan of Edge-O-Lake Estates, Section 1, of record in Plat Book 3600, Page 43, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Harry D. Jester and wife, Barbara J.Jester by deed from Elizabeth Young, Trustee for Chris Redferrin, Craig Redferrin, Randy Redferrin and Jeff Redferrin and Jesse Edward Barnes for life Estate dated July 31, 1997 of record in Book 10557, Page 824, Register's Office for Montgomery County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 462 Rural Hill Road, Nashville, TN 37217

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of April, 2004.

Harry D. Jester

Barbara J. Jester

Davidson County DEEDWARR
Recvd: 05/06/04 13:10 2pgs
Fees:13.00 Taxes:388.13

20040506-0051927

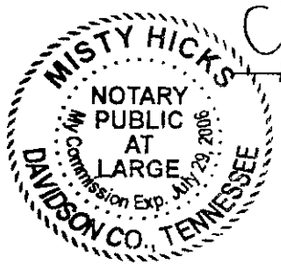
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Harry D. Jester and wife, Barbara J. Jester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Harry D. Jester and wife, Barbara J. Jester executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 30th day of April, 2004.

Commission expires:



Notary Public