WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/04 10:19 2pgs
Fees:13.00 Taxes:860.25
20040812-0097438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST 2004.

Notary Public

MY COMMISSION EXPIRES: 9/30/06

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Deaderick et ux	Same as new owner	**Map 102-14**
(NAME)	(NAME)	
1214 Davidson Road		**Parcel 101**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, **Darrin Johnson and wife, Jill Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John S. Deaderick and wife, Emily B. Deaderick,** 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, Tennessee, being Lot No. 129 on the Plan of Crest Meade, Section "A" of record in Book 2330, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 129 fronts 125 feet on the easterly side of Davidson Road and runs back 207.5 feet on the southerly line and 166.8 feet on the northerly line to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Darrin Johnson and wife, Jill Johnson by deed from Deborah A. Gregory, unmarried, of record in Book 11475, page 565, Register's Office for Davidson County, Tennessee.

Robert L. Scruggs is signing on behalf of Darrin Johnson and Jill Johnson pursuant to the Power of Attorney, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2330, page 154, said Register's Office; and (c) Restrictive covenants contained in Book 2794, page 323 and by Extension and by Renewal in Book 6056, page 992.

unimproved ☐

This is improved ☒ property, known as 1214 Davidson Road, Nashville, TN 37205

(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 5th day of August, 2004.

Darrin Johnson
By: Robert L. Scruggs, Attorney-in-Fact

Jill Johnson
By: Robert L. Scruggs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2004, before me personally, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Darrin Johnson and Jill Johnson** and acknowledged that he executed the same as the free act and deed of **Darrin Johnson and Jill Johnson.**

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2004.

Commission expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 29, 2006

Notary Public