WARRANTY DEED

2004-1268

Davidson County DEEDWARR
Recvd: 09/24/04 10:16 2pgs
Fees:13.00 Taxes:436.23

20040924-0115380

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00 .

Alisa Pillow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: February 28, 2005.
(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilvann Pillow	Wilvann Pillow	60-7-64
(NAME)	(NAME)	
3308 Hillhurst	3308 Hillhurst	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **RHETA Y. JOHNSON AND KIRBY ALLEN JOHNSON AND WIFE, JULIA W. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILVANN PILLOW AND WIFE, ALISA PILLOW**, 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. 41 on the Plan of Hillhurst Acres, Section 1, of record in Book 2331 at pages 50 and 51, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantors by deed of record in Book 8435 at page 338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter and easements and restrictions of record.

Kirby Allen Johnson executed this instrument on behalf of Julia W. Johnson pursuant to a Limited Power of Attorney recorded simultaneously herewith in Instrument Number: 20040924-0115379, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3308 Hillhurst, 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 our hands this 23rd day of September, 2004.

Julia W. Johnson By: Attorney in Fact
Julia W. Johnson
By: Kirby Allen Johnson, ATTORNEY IN FACT

Rheta Y. Johnson
Rheta Y. Johnson

Kirby Allen Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Rheta Y. Johnson and Kirby Allen Johnson, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd, day of September, 2004.

Notary Public

My Commission Expires:

2-28-05

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE seal SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, **Kirby Allen Johnson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges the execution of the foregoing instrument on behalf of Julia W. Johnson as her Attorney in Fact, as the free act and deed of the within named Julia W. Johnson.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd, day of September, 2004.

Notary Public

My Commission Expires:

2-28-05

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE seal SUMNER COUNTY, TENN.