STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,625.00

Carrie Tresler
Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~October 12, 2005.~~ 7/29/06
(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/01/04 15:54 2pgs
Fees:13.00 Taxes:464.81
20041001-0118856

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Christopher E. Carter	New Owner	133-16
319 Tampa Drive		GROUP
Nashville, Tennessee 37211		PARCEL 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand Six Hundred Twenty Five dollars and Zero cents ($125,625.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James R. Johnson, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christopher E. Carter, *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.

*unmarried

BEING Lot No. 20 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 70.0 feet on the southwesterly side of Tampa Drive and extends back 161.9 feet on the northwesterly line and 154.5 feet on the southeasterly line to a dead line measuring 70.3 feet thereon.

BEING the same property conveyed to James R. Johnson and wife, Glenna V. Johnson, by deed from George W. Cole and wife, Bonnie Cole, by deed of record in Book 3801, page 577, Register's Office for Davidson County, Tennessee; the said Glenna V. Johnson having since died on April 5, 2001.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 319 Tampa Drive, Nashville, TN 37211

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 I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my 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, 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 30th day of September, 2004.

James R. Johnson

By: Sherwyn M. Nabors
Sherwyn M. Nabors
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherwyn M. Nabors, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James R. Johnson (aka James Roemer Johnson), and acknowledged that he executed the same as the free act and deed of the said James R. Johnson (aka James Roemer Johnson).

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

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

