WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2004. Notary Public MY COMMISSION EXPIRES: 10-22-07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mia Y. Hillman	SAME	Map 61-06, Parcel 171
(NAME)	(NAME)	
4301 Graycroft Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(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, **Homer Johnson, and wife Laurel Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mia Y. Hillman, Unmarried,**, 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. 4 on the Plan of Tommy Lee Subdivision, as of record in Book 6200, page 564, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following: A 20-foot water service line easement across Lot No. 4 on the Plan of Tommy Lee Subdivision of record in Plat Book 6200, page 564, Register's Office for Davidson County, Tennessee, and is described as follows:

Beginning at a point in the westerly right-of-way margin of Graycroft Avenue; said point being common to Lots 3 and 4 on said Plan; thence, with said westerly margin, South 05 degrees 41 minutes 27 seconds West, 75.55 feet to a point; the beginning of a return curving to the right; thence, with said return 34.23 feet to a point in the northerly right-of-way margin of Maplewood Lane; said curve to the right has a delta of 78 degrees 27 minutes 33 seconds a radius of 25.00 feet, a tangent of 20.41 feet and a chord of South 44 degrees 55 minutes 28 seconds West, 31.62 feet; thence, leaving said northerly margin, North 05 degrees 41 minutes 27 seconds East, 100.04 feet to a point in the line common to Lots 3 and 4; thence, with said common line, South 84 degrees 18 minutes 22 seconds East, 20.00 feet to the point of beginning containing 1876 square feet, more or less.

Being the same property conveyed to Homer Johnson and wife, Laurel Johnson, by deed from Tommy T. Lee and wife, Oneta F. Lee. of record in Book 7980, Page 197, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/27/04 13:55 2pgs
Fees:13.00 Taxes:444.00



20041027-0129367

unimproved ☐

This is improved ☒ property, known as 4301 Graycroft Ave., 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 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 11th day of October, 2004.

Homer Johnson

Laurel Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOMER JOHNSON, and wife, LAUREL JOHNSON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 11th day of October, 2004.

Notary Public

My Commission Expires: 9-22-07

JOYCE D. DONEHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE