WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/05 13:46 2 pgs
Fees:13.00 Taxes:51.80
20050314-0027871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA ANNE WHITE NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY TN My Commission Exp. SEPT 22, 2007

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre P. Johnson	Andre P. Johnson	071-10-0-13.00
(NAME)	(NAME)	
2280 Metrocenter Blvd.Suite 300	2280 Metrocenter Blvd.Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37228	Nashville, Tennessee 37228	
(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*, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andre P. Johnson, 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:
*Kevin L. Rankins, Kenneth L. Rankins, Karen L. Rankins

A certain tract of land in Davidson County, Tennessee, being Lot Nos. 47 and 48 of Block "B" on the Plan of J. B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth L. Rankins, Karen L. Rankins, and Kevin L. Rankins by Administrators Quitclaim Deed, executed 02/21/05 and filed for record on 02/23/05 in instrument 20050223-0019494 and re-recorded in instrument 20050303-0023610 Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1225 Aline Ave., 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 11th day of March, 2005.

Kevin L Rankins

Kenneth L Rankins

Karen L Rankins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~Tennessee~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11day of March 2005.

**Kevin L. Rankins, Kenneth L. Rankins, Karen L. Rankins

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2005.

Commission expires:

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN

My Commission Exp. SEPT 22, 2007

Notary Public