PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/05 11:43 2 pgs
Fees:13.00 Taxes:277.50

20050728-0088309

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Amanda McClark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2005.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark K. Johnson | New Owner | |
| (NAME) | (NAME) | 92-6-347 |
| 706 29th Avenue N | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20051933 |

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, **I, Viola E. Wright, a married person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark K. Johnson and wife, Curtisa L. 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. :

LAND in Davidson County, Tennessee, being Lot No. 26 on the Map of L. C. Thuss' Subdivision of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Viola E. Wright, a single person, by Installment Deed from J. Dedrick Stevens dated June 18, 1998 of record in Book 10998, Page 674, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 706 29th Ave. North, Nashville, TN 37209

(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 I do covenant with the said GRANTEES that I am 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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 22nd day of July, 2005.

Viola E. Wright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Viola E. Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Viola E. Wright executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 22nd day of July, 2005.

Commission expires:

CONNIE L. TIMBS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 3-6-07

Connie L. Timbs
Notary Public