WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Carolyn Smtih 3820 Ridgeside Drive Nashville, TN 37207	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 50-17; 45.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

LATINYA ALEXANDER JOHNSON, married

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

CAROLYN SMITH

HEREINAFTER called the Grantee(s), 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. 196, Section Six, Village by the Creek, as of record in Book 6250, page 438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Latinya Alexander Johnson, from Secretary of Housing and Urban Development, by deed dated October 13, 2000, of record as Instrument No. 20001024-0105404, in the Register's Office for Davidson County, Tennessee. David Allen Johnson, spouse of Latinya Alexander Johnson, hereby joins the execution of this Instrument for the sole purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Latinya Alexander Johnson.

This is improved ☐ property known as **3820 Ridgeside Drive, Nashville, TN 37207**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 12th day of August, 2005.

LATINYA ALEXANDER JOHNSON

DAVID ALLEN JOHNSON

Davidson County DEEDWARR
Recvd: 08/15/05 15:48 2 pgs
Fees:13.00 Taxes:390.54

20050815-0096499

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **LATINYA ALEXANDER JOHNSON, and husband, DAVID ALLEN JOHNSON**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of August, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08