20975

(2) Box 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Hall	same	**130-9-114**
(NAME)	(NAME)	
410 Page Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Teresa R. Johnson and husband, Brian A. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph M. Hall** 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. 31, Block 4, on the Plan of The Highlands of Belle Meade, as shown on the plan of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa R. Johnson and husband Brian A. Johnson by Quitclaim Deed from Teresa R. Johnson of record in Instrument No. 20040329-0034685 Register's Office for Davidson County, Tennessee

This conveyance is subject to the Plan of Record in Book 547, page 180 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **410 Page Road, Nashville, TN 37205**

(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 26th day of August, 2005.

Teresa R. Johnson
By: Brian A. Johnson, Attorney in Fact

Brian A. Johnson

Davidson County DEEDWARR
Recvd: 08/31/05 14:20 2 pgs
Fees:13.00 Taxes:2109.00

20050831-0104472

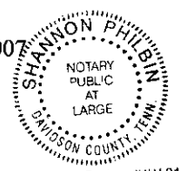
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian A. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2005.

Commission expires: July 21, 2007



My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian A. Johnson with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Teresa R. Johnson and being authorized to act on behalf of said persons he/she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007