Davidson County DEEDWARR
Recvd: 10/07/05 11:14 2 pgs
Fees:13.00 Taxes:1942.50
20051007-0121303

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
William Chaney	Taylor, Bean and Whitaker Mortgage Corporation	129-04-0
5914 Old Harding Road	1417 North Magnolia Avenue	GROUP
Nashville, Tennessee 37215	Ocala, Florida 34475	PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Five Hundred Twenty Five Thousand Dollars and Zero Cents ($525,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Franklin Johnson and Lawrence Earl Johnson and Carl Dennis Johnson and Donald Wayne Johnson and Richard Allen Johnson and Annie Ruth Netterville and Claytie June Hall and Martha Jean Piercy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Chaney and wife, Katherine Chaney, 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.

Tract 1

BEING Lot No. 1 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2

BEING Lot No. 2 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the legal description of Lot No. 2, but specifically EXCLUDED from this conveyance is the property conveyed to Sue Rankin Thomas by deed dated July 10, 1962, from James Leo Johnson and wife, Martha Jane Johnson, of record in Book 3405, page 128, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING the northerly 197.0 feet of Lot No. 2 on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 2 fronts 197.9 feet on the westerly side of Old Harding Road and runs back 372.5 feet along its northerly line and along the southerly lines of Lot Nos. 3 and 9, which said line is a broken line, and 358.1 feet along the southerly line, which said line is parallel to the northerly line of Lot No. 1, to a dead line in the rear measuring 151.2 feet thereon.

BEING the same property conveyed to James Leo Johnson and wife, Martha Jane Johnson, by deed dated January 20, 1958, of record in Book 2735, page 351, Register's Office for Davidson County, Tennessee; the said Martha Johnson, for the express purpose of terminating a tenancy by the entirety, having since conveyed her interest in subject property to James Leo Johnson by Quitclaim Deed dated July 9, 1993, of record in Book 9012, page 124, said Register's Office; the said James Leo Johnson and Martha Jane Johnson having both since died with Martha Jane Johnson predeceasing James Leo Johnson and the said James Leo Johnson having since died testate on November 1, 2004, and by his

Last Will and Testament of record in Will Book/Image No. 5750/1754299 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to his children, James Franklin Johnson, Lawrence Earl Johnson, Carl Dennis Johnson, Donald Wayne Johnson, Richard Allen Johnson, Annie Ruth Netterville, Claytie June Hall and Martha Jean Piercy.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all easements and encroachments apparent from an inspection of the property, and (3) all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 5914 Old Harding Road, Nashville, Tennessee 37205

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 30th day of September, 2005.

Carl Dennis Johnson

James Franklin Johnson

Donald Wayne Johnson

Lawrence Earl Johnson

Richard Allen Johnson

Annie Ruth Netterville

Claytie June Hall

Martha Jean Piercy

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James Franklin Johnson, Lawrence Earl Johnson, Carl Dennis Johnson, Donald Wayne Johnson, Richard Allen Johnson, Annie Ruth Netterville, Claytie June Hall and Martha Jean Piercy, 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 Nashville, Tennessee this 30th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public