03 Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. 2/22/2009
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/17/05 15:37 2 pgs
Fees:13.00 Taxes:347.80
20051017-0125232

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Acuff	New Owner	52-13B-21
(NAME)	(NAME)	
2519 Sonar Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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, , James A. Johnson as Administrator of the Estate of Jeffery Lynn Johnson, deceased, James A. Johnson and Pamela K. Johnson, heirs at law of Jeffery Lynn Johnson, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Acuff, _____ _____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:

Being Unit No. 68 as created and established by the Master Deed and ByLaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 5[illegible]1, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to Master Deed and ByLaws by instrument of record in Book 7724, Page 293, and Instrument Nos. 20040915-0111301 and 20040915-0111299,said Register's Office, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and ByLaws, as maybe from time to time amended as provided therein.

X 20051017-0125231

Being the same property conveyed to Jeffrey L. Johnson, unmarried, by deed of record in Book 7944, Page 4, Register's Office for Davidson County, Tennessee. Jeffrey L. Johnson having since died intestate leaving as sole heirs James D. Johnson, James A. Johnson, and Pamela K. Johnson, reference affidavit of heirship of record in Instrument No. _____X_____. James D. Johnson having disclaimed his interests in Decedent's Disclaimer of Interests, of record in the Seventh Circuit Court of Davidson County Probate Division, Docket No. 04P1822. Jeffrey L. Johnson, Jeffrey Lynn Johnson, Jeffery Lynn Johnson and Jefferly Lynn Johnson all being one and the same person. .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2519 Sonar Street, Nashville, TN 37214
(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 12th day of October, 2005.

James A. Johnson, Administrator of Estate of Jeffery Lynn Johnson

Administrator of Estate of Jeffery Lynn Johnson

James A. Johnson , heir at law of Jeffery Lynn Johnson

heir at law of Jeffery Lynn Johnson

Pamela K. Johnson , heir at law of Jeffery Lynn Johnson

Pamela K. Johnson heir at law of Jeffery Lynn Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of October, 2005, before me, personally appeared James A. Johnson as Administrator of the Estate of James A. Johnson, deceased, to me known to be the person described in and who executed the foregoing instrument , and who acknowledged the execution of same to be his free act and deed and who acknowledge that he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand and official seal at Nashville, Tennessee this 12thh day of October, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

La Trece McAdoo

Notary Public

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 James A. Johnson, heir at law of Jeffery Lynn Johnson, deceased 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 in Nashville, Tennessee this 12th day of October, 2005.

Commission expires: 5/28/2006

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

La Trece McAdoo

Notary Public

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 Pamela K. Johnson, heir at law if Jeffery Lynn Johnson, deceased with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2005.

Commission expires; 5/28/2006

La Trece McAdoo

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006