WARRANTY DEED

File Number: 60044

Davidson County DEEDWARR
Recvd: 04/06/06 13:41 2 pgs
Fees:13.00 Taxes:37.00

20060406-0039815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Donnell D. Johnson Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2006.

RACHEL L. BELL
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnell Johnson Sr.	Same as New Owner	59-15-11.00
(NAME) 3113 Wildwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, Wayne Morrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnell Johnson Sr., 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, State of Tennessee, described as follows, to wit: Land in the 12th Civil District of Davidson County, Tennessee, being a part of the land on the unrecorded map of the subdivision of the Andrew J. Summit Farm, described according to a survey by R. B. Nichols, Engineer, July 27, 1946, as follows:

Beginning at the southeast corner of the property conveyed to Frank H. Alley and wife, Elma C. Alley, by deed from S. P. Vaden and wife, Ellena Vaden, of record in Book 2734, page 20, Register's Office for said County, same being Lot No. 5 on the unrecorded survey of R. B. Nichols, Engineer, above referred to; thence, in a southwesterly direction as in extension of the easterly boundary of the said Frank H. Alley property 200 feet to a point, same being on the southerly margin of the above mentioned survey made by R. B. Nichols , Engineer, July 27, 1946, of the subdivision of the Andrew J. Summitt Farm; thence westwardly 125 feet with the southerly margin of the subdivision of the Andrew J. Summitt Farm to a point; thence northwardly 200 feet to a point in the southerly margin of Lot No. 6 of said subdivision of the Andrew J. Summitt Farm, said point being 25 feet from the southeasterly corner of Lot No. 6; thence, eastwardly 125 feet with southerly margin of Lots 5 and 6 of said subdivision to the point of beginning.

Being the same property conveyed to Wayne Morrow by deed from John H. Otey, Jr., dated September 20, 2005, of record in Instrument # 20051003-0118334,, Register's Office for Davidson County, Tennessee, also see Scrivener's Affidavit in Instrument#20051227-0154102, said Register's Office.

The legal description contained in herein is the same as the previous deed of record.

unimproved ☒

This is improved ☐ property, known as Walker Lane, Nashville, TN 37218

(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 my hand this 3rd day of April, 2006.

Wayne Morrow

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 Wayne Morrow, the bargainor(s), 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 3rd day of April, 2006.

Commission expires:

MY COMMISSION EXPIRES
May 23, 2009

RACHEL L. BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Rachel Bell

Notary Public