JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37218
D-0771

WARRANTY DEED

DELISA G. RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard & Susan Kelley	SunTrust Mortgage, Inc.	103-4-29
(NAME) 4609 Idaho Ave.	(Address) 201 Fourth Ave. N, 7th Floor	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(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, I, **Mary Frances V. Johnson*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Kelley and wife, Susan Kelley**, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot. No. 512 of Block 26 on the Map of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Davidson County DEEDWARR
Recvd: 08/16/06 10:35 2 pgs
Fees:13.00 Taxes:680.80

20060816-0100865

Being the same property conveyed to Mary Frances V. Johnson by deed from Howard F. Butler, Trustee, dated April 3, 1985 and filed for record on April 8, 1985 in Book 6528, Page 799, Register's Office for Davidson County.

JACQUELINE SUMMERS EXECUTES THIS INSTRUMENT PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20060816-0100864 SAID REGISTER'S OFFICE.

MARY FRANCES JOHNSON AND MARY FRANCES V. JOHNSON ARE ONE AND THE SAME PERSON.

unimproved ☐
This is improved ☒ property, known as 4609 Idaho Ave., Nashville, TN 37209
☐
(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 10th day of August, 2006.

Mary Frances V. Johnson by Jacqueline Summers, atty in fact
Mary Frances V. Johnson, By Jackie Summers, Atty. In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacqueline Summers, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) whose name is subscribed as attorney in fact for Mary Frances V. Johnson and acknowledged that ~~his~~ she executed the same as the act of her principal for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2006.

My Commission Expires:_____

DeLisa G. Rainey
Notary Public

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009