File No. 20060364

WARRANTY DEED

LYRA BRADY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall L. Hix, Trustee	Same	150 02 0 312.00
(NAME)	(NAME)	
701 Bluewater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, John R. Johnson Sr. and wife, Rita G. Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall L. Hix, Trustee, with full power and authority to hold, manage, sell, transfer, mortgage, and convey without the joinder of any Beneficiary, 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. 23 on the Plan of the Addition of Lots Nos. 22 and 23 to Castlegate Subdivision, Section Five, of record in Book 6200, page 570, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John R. Johnson Sr. and wife, Rita G. Johnson by deed from Ferrell J. Babin and wife, Cynthia D. Babin, dated October 8, 1999 and recorded on October 11, 1999 in Book 11698, page 403, Register's Office, Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 701 Bluewater Drive, Nashville, TN 37217
(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 13th day of September, 2006.

X
John R. Johnson Sr.

X
Rita G. Johnson

Davidson County DEEDWARR
Recvd: 09/21/06 10:15 2 pgs
Fees:13.00 Taxes:534.65

20060921-0117047

File No. 20060364

STATE OF Pennsylvania

COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Johnson Sr. and wife, Rita G. Johnson, the bargainor(s), 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 this 14th day of September, 2006.

Commission expires: 10/10/09

x _____ Notary Public

NOTARIAL SEAL
NANCY RIGOT
Notary Public
GREEN TREE BOROUGH, ALLEGHENY COUNTY
My Commission Expires Oct 10, 2009

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075