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Davidson County DEEDWARR
Recvd: 10/09/07 15:13 2 pgs
Fees:13.00 Taxes:684.50
20071009-0120289

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF OCTOBER, 2007.** Notary Public MY COMMISSION EXPIRES: **May 23, 2009** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Johnson	**PrimeTrust Bank**	**102-3-153**
(NAME) **422 Annex Avenue**	(NAME) **7516 Highway 70 S, Suite 110**	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37221**	
(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, **Mildred I. Curtis-Hornsby, a married person, Janice F. Foor a married person and Larry W. Curtis a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry W. Johnson and Belinda L. Steele, as joint tenants with rights of survivorship,** 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 1221 on the Plan of Charlotte Park, Section 21, of record in Deed Book 3700, pages 10 and 11, Register's Office for said County.

SAID Lot 1221 fronts 75.0 feet on the easterly side of Annex Avenue and extends back 156.9 feet on the northerly line and 154.7 feet on the southerly line to a dead line on the rear measuring 75.10 feet thereon.

BEING the same property conveyed to Mildred I. Curtis, an unmarried person, Janice F. Foor, a married person, and Larry W. Curtis, a married person by Deed from Connie L. Curtis, an unmarried person, dated November 24, 1998, recorded on December 14, 1998 in Book 11250, Page 774, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **422 Annex Avenue, 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 **5th day of October, 2007**.

Larry W. Curtis

Mildred I. Curtis-Hornsby

Janice F. Foor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Mildred I. Curtis, an unmarried person, Janice F. Foor, a married person, and Larry W. Curtis a married person** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee **this 5th day of October, 2007**.

Commission expires: **May 23, 2009**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds