WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/08 14:20 2 pgs
Fees:13.00 Taxes:111.00

20080722-0075172

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **18th** DAY OF **July, 2008**

Notary Public

MY COMMISSION EXPIRES: 4.14.09
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Johnson	**Jimmy Johnson**	**070-05-0 26.00**
(NAME) **2409 Alpine Avenue**	(NAME) **3222 Alpine Park Ave.**	
(ADDRESS) **Nashville,TN 37218**	(ADDRESS) **Nashville, TN 37218**	
(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, **Sandra J. Amaya,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Johnson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:
CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

A PARCEL OF LAND KNOWN AS LOT NO. 14 IN ALPINE TERRACE SUBDIVISION, AS SHOWN BY A MAP ENTERED IN BOOK 421, PAGE 131 R.O.D.C. SAID LOT IS TRIANGULAR IN SHAPE AND IS BOUNDED ON THE SOUTHEAST BY ALPINE PARK AVE. SOUTH; ON THE WEST BY A 15 FOOT ALLEY; AND ON THE NORTH BY A 25 FOOT STREET, KNOWN AS WEST STREET.

THE LINES ARE GIVEN AS FOLLOWS: BEGINNING AT A STAKE IN THE INTERSECTION OF THE SOUTH MARGIN OF WEST STREET WITH THE NORTHWEST MARGIN OF ALPINE PARK AVENUE SOUTH, THIS BEING THE NORTHEAST CORNER OF LOT NO. 14, AND RUNNING THENCE WITH SAID PARK AVENUE SOUTH IN A SOUTHERLY DIRECTION TO ITS INTERSECTION WITH THE EAST MARGIN OF A 15 FOOT ALLEY TWO HUNDRED AND SEVENTY ONE FEET (271 FT) TO A STAKE; THENCE WITH SAID ALLEY IN A NORTHERLY DIRECTION TWO HUNDRED AND FIFTY FOUR (254 FT) TO A STAKE AT ITS INTERSECTION WITH THE SOUTH MARGIN OF WEST STREET; THENCE WITH SAID STREET IN AN EASTERLY DIRECTION TWO HUNDRED AND FORTY ONE FEET (241 FT) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EUGENE B. WOODROOF AND WIFE, LOUISE WOODROOF BY INSTALLMENT DEED FROM F. E. PFEIFFER AND WIFE, CLARA A. PFEIFFER, RECORDED ON THE 21ST DAY OF APRIL, 1942 IN BOOK 1227, PAGE 334, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EUGENE B. WOODROOF DIED JULY 2, 1953 VESTING PROPERTY TO LOUISE WOODROOF. LOUISE WOODROOF DIED ON OR ABOUT SEPTEMBER 21, 1996 VESTING PROPERTY TO KENNETH RAY WOODROOF, SR., AS ADMINISTRATOR OF THE ESTATE OF LOUISE WOODROOF, FILED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE ON JANUARY 7, 1997, NO. 97P-35. THE SAID KENNETH RAY WOODROOF, SR. DIED DECEMBER 25, 2006 VESTING PROPERTY TO SANDRA JEAN AMAYA, HIS HEIR AT LAW ACCORDING TO THE AFFIDAVIT OF HEIRSHIP RECORDED AT INSTRUMENT NUMBER 20080722007517 , SAID REGISTER'S OFFICE

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2409 Alpine Avenue, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **July, 2008**.

Sandra J. Amaya

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Sandra J. Amaya**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/18/2008.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN