WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090041119 DEEDWARR
Recvd: 06/19/09 12:25 2 pgs
Fees:13.00 Taxes:1524.40
20090619-0057368

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Hughes	New Owner	**Map 104-15**
(NAME)	(NAME)	
2227 Blair Boulevard		**Parcel 165**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(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, **AIMEE JOHNS, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY HUGHES AND DELAIN L. DEATHERAGE,** 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 the easterly 34 feet of Lot No. 97 and the westerly 16 feet of Lot No. 98 on the Plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee

Said easterly part of Lot No. 97 and westerly part of Lot No. 98 front together 50 feet on the southerly side of Blair Boulevard and extend back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to William L. Johns and wife, Aimee Johns by deed from Phillip N. Roseberg, unmarried, of record in Instrument No. 20040930-0118101, Register's Office for Davidson County, Tennessee. William L. Johns conveyed his interest in said property to Aimee Johns by Final Decree No. 07D-1895, dated September 5, 2007, of record as Instrument No. 20090619.0057367 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 132, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2227 Blair Boulevard, Nashville, TN 37212**

(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 15th day of June, 2009.

Aimee Johns

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Aimee Johns** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2009.

Commission expires:



Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212