# WARRANTY DEED

BOX 13 #15233

LaTrena McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barry W. Johnson | Regions Bank d/b/a Regions Mortgage | 95-11-175 |
| (NAME) | (NAME) | |
| 2402 Springview Drive | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37214 | Birmingham, AL 35244 | |
| (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, Linda C. Ball-Middleton, Trustee of The Scarlet Revocable Trust, dated July 5, 2004 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry W. Johnson, married, 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. 61 on the Plan of Merry Oaks Subdivision, Section 2, of record in Plat Book 2133, page 8, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Scarlet Revocable Trust, dated July 5, 2004, Willie C. Scarlet, Trustor and/or Trustee, by deed of record in Instrument No. 20040712-0082597, Register's Office for Davidson County, Tennessee. Willie C. Scarlet having since died leaving Linda C. Ball-Middleton as Successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2402 Springview Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20090052706 DEEDWARR
Recvd: 08/04/09 11:15 2 pgs
Fees:13.00 Taxes:483.96
20090804-0072888

Witness my hand this 31st day of July, 2009.

The Scarlet Revocable Trust, Dated July 5, 2004

By: x Linda C. Ball-Middleton Trustee

Linda C. Ball-Middleton, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2009 before me, personally appeared Linda C. Ball-Middleton as Successor Trustee of The Scarlet Revocable Trust, dated July 5, 2004, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2009.

Commission expires: 3/20/2010

La Trece McAdoo

Notary Public

