(1)
Box 34
24173

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065915 DEEDWARR
Recvd: 09/28/09 14:00 2 pgs
Fees:13.00 Taxes:769.60
20090928-0089892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~. 3/10/2012
(AFFIX SEAL)

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
~~STATE OF TENNESSEE~~

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Spurlock Johnson	SAME AS NEW OWNER	14608006100
(NAME)	(NAME)	
403 Blackman Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Joyce P. Heffington, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Spurlock Johnson and husband, Jacob Johnson, 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. 1 as shown on Final Plat of Resubdivision of Lot 1 and Lot 2 of the Resubdivision of Lot 302 of Section Five, Crieve Hall Estates of record as Instrument No. 20070502-0052343 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

TOGETHER WITH a Recreation Easement located on adjacent Lot No. 2 for the benefit of said Lot No. 1 as shown on said Final Plat recorded as Instrument No. 20070502-0052343 in said Register's Office.

Being part of the same property conveyed to Claude L. Heffington and wife, Joyce Patricia S. Heffington, by Deed from Lewis E. Gaines and Joe Gaines of record in Book 2304, page 23, in the Register's Office for Davidson County, Tennessee. The said Claude L. Heffington has since died. Being also the same property conveyed to Joyce P. Heffington by Quitclaim Deed from Craig L. Heffington and wife, Lisa Heffington, of record in Book 8964, page 701, in said Register's Office, and by Quitclaim Deed from Bette Shulman of record as Instrument No. 20071211-0143018 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 403 Blackman Road, Nashville, TN 37211
(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 25th day of September, 2009.

Joyce P. Heffington

Joyce P. Heffington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce P. Heffington, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of September, 2009.

Commission expires: March 20, 2010

Beth Triplett

Notary Public

Beth Triplett
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County