WARRANTY DEED

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Angie L. Lawless
Notary Public

MY COMMISSION EXPIRES: 1-22-2010

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet S. Smith	F&M Bank	Map 83-4
(NAME)	(NAME)	
1040 Preston Drive	50 Franklin Street	Parcel 280
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(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/WE, Valerie Johnston and husband, Ray Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet S. Smith and husband, Paul Weighell, 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. 2 on the Plan of Robinson Subdivision, as of record in Book 5060, Page 155, Register's Office for said County, to which plan reference is hereby made for more complete description of said lot.

Being the same property conveyed to Valerie Johnston, Married, by Warranty Deed dated March 2, 2001 from David L. Hutson of record in Instrument No. 20010307-0021766, Register's Office for Davidson County, Tennessee.

Ray Johnston, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 1040 Preston Drive, Nashville, TN 37206

(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:T20090066947 DEEDWARR
Recvd: 10/01/09 15:23 2 pgs
Fees:13.00 Taxes:481.00

20091001-0091370

Witness my hand this 30th day of September, 2009.

Valerie Johnston

Valerie Johnston

Ray M. Johnston

Ray Johnston

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson KK

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

Witness my hand and official seal at ~~Franklin~~ Nashville KK, Tennessee this 30th day of September, 2009.

Commission expires: 1-21-2013

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY