WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/09 15:23 3 pgs
Fees:18.00 Taxes:168.04
20091221-0116128

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,417.17.

Affiant

Subscribed and sworn to before me this 21 day of December 2009

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sean Lewis	SAME	091-11-0-018.00
650 Wedgewood Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charlotte Cox Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sean Lewis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32 on the plan of Morrow Meadows, Section One, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the southerly margin of Georgia Avenue at the corner of Lots Nos. 32 and 50; thence with the line between said lots southeasterly 100 feet to a point, the rear corner of Lots 33 and 32; thence with the line between Lots nos. 32 and 33 easterly 66.51 feet to the west margin of Morrow Road; thence with the margin of said road, northerly 87 feet to the beginning of a curve; thence around said curve westerly 37.57 feet to the southerly margin of Georgia Avenue; thence with the margin of said Avenue westerly 77.5 feet to the point of beginning.

Being the same property conveyed to Henry Johnson, Jr. and wife, Charlotte Johnson, by deed from Phillip Lytle and wife, Jennifer Lytle, on May 28, 1986, of record in Book 6870, page 440, Register's Office for Davidson County, Tennessee. And further conveyed to Charlotte Cox Johnson by Quitclaim Deed from Henry Johnson, Jr. of record in Book 11365, page 182, said Register's Office

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2083, page 105, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2300, page 421, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5401 Georgia Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 21, 2009.

Charlotte C. Johnson

Charlotte C. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte Cox Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2009

My commission expires 8/23/11

Notary Public



I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12