**This instrument prepared by:**
Keturah V. Blackshear
7144 Bidwell Road
Joelton, Tennessee 37080

BILL GARRETT, Davidson County
Trans:T20100002363 DEEDWARR
Recvd: 01/13/10 09:02 3 pgs
Fees:17.00 Taxes:0.00
20100113-0003032

# WARRANTY DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Keturah V. Blackshear, et al | Keturah V. Blackshear, et al | Map/Parcel: |
| 7144 Bidwell Road | 7144 Bidwell Road | 21 354 |
| Joelton, Tennessee 37080 | Joelton, Tennessee 37080 | |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Keturah V. Blackshear, a single woman and Linda V. Johnson, a married woman and joined by her spouse Jeffery L. Johnson, Sr.** has this day bargained and sold, and does hereby transfer and convey unto the said **Keturah V. Blackshear, a single woman and Linda V. Johnson and Jeffery L. Johnson, Sr., wife and husband, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE ATTACHED EXHIBIT "A" TAX ID: 21 354

ALL THAT PARCEL OF LAND IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT 7, BLOCK NONE, FAITH PLACE, AS SET FORTH IN PLAT BOOK 7900, PAGE 292, RECORDED 06/21/1991.

Being the same property conveyed to Keturah V. Blackshear and Linda V. Johnson by Deed from Joe N. Smith and Elizabeth Christine Smith, husband and wife of record as Document No. ~~20080909,~~ 20080909-0092063 said Register's Office.

The express purpose of this conveyance is to Add Co-Owner to Title.

This is unimproved ( ) property known as 7144 Bidwell Road, Joelton, Tennessee 37080
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

TAI

Witness our hand this 26 day of June, 20 09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Keturah V. Blackshear

Keturah V. Blackshear

Linda V. Johnson

Linda V. Johnson

Jeffery L. Johnson Sr

Jeffery L. Johnson, Sr.

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )

**COUNTY OF** Davidson ) ss

Personally appeared before me, Gloria M. Jackson, a Notary Public in and for said County and State, **Keturah V. Blackshear and Linda V. Johnson and Jeffery L. Johnson, Sr.** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 26th day of June, A.D., 2009.

NOTARY STAMP/SEAL

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Gloria M. Jackson

NOTARY PUBLIC

Notary Commission Expires: _____

My Commission Expires MAR. 4, 2013

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )

**COUNTY OF** Davidson )

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 26th day of June, 2009.

(Affix Seal)

Keturah V. Blackshear
Linda V. Johnson
Jeffery L. Johnson Sr.

Affiant

Gloria M. Jackson

Notary Public

My Commission Expires: _____

My Commission Expires MAR. 4, 2013

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# Exhibit "A"
# Legal Description

ALL THAT PARCEL OF LAND IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT 7, BLOCK NONE, FAITH PLACE, AS SET FORTH IN PLAT BOOK 7900, PAGE 292, RECORDED 06/21/1991.

BEING MORE FULLY DESCRIBED IN DEED INST # 200809090092063 IN THE DAVIDSON COUNTY RECORDS.

BY FEE SIMPLE DEED FROM JOE N. SMITH AND ELIZABETH CHRISTINE SMITH, HUSBAND AND WIFE AS SET FORTH IN INST # 20080909 – 0092063 DATED 09/05/2008 AND RECORDED 09/09/2008, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

Tax ID: 21 354