WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013

(AFFIX SEAL)

Box 13
#15569

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
Yaquelin Morales Bernal	SunTrust Mortgage, Inc.	119-06-139
(NAME)	(NAME)	
80 Peachtree Street	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Irvine, CA 92619	
(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, Gloria Jean Johnson and husband, Bobby Wayne Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yaquelin Morales Bernal, unmarried, 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. 120 on the Plan of Sterling Heights, Section Five, of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gloria Jean Johnson and husband, Bobby Wayne Johnson, by deed of record in Book 11547, Page 597, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bobby Wayne Johnson by Victor Hazelwood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100312-0018922, 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 80 Peachtree Street, Nashville, TN 37210

(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:T20100014730 DEEDWARR
Recvd: 03/12/10 09:38 2 pgs
Fees:13.00 Taxes:233.10
20100312-0018923

Witness our hands this 10th day of March, 2010.

Gloria Jean Johnson

Gloria Jean Johnson

Bobby Wayne Johnson by Victor Hazelwood, his attorney in fact

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 Gloria Jean Johnston 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of March, 2010, before me personally appeared VICTOR HAZELWOOD, the person who executed the foregoing instrument on behalf of Bobby Wayne Johnson and who acknowledged that she executed the same as the free act and deed of the said Bobby Wayne Johnson, through Power of Attorney granted her by thesaid Bobby Wayne Johnson.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2010.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public