WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES 5-8-12 (AFFIX SEAL)

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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
Nancy Pelashe	same	150-03-158
(NAME)	(NAME)	
3502 New Windsor Court		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Phoebe P. Longino Johnson and husband, Lesley Johnson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Pelashe, 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. 47A on the Plan of Chelsea of Priest Lake, Section I-B, Zone Lot Division of Lots 43-47 which is of record in Book 6250, page 264, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 47A fronts 47.48 feet on the westerly margin of New Windsor Court and extends back 101.60 feet on the northerly line and 120.99 feet on the southerly line to a dead line in the rear measuring 86.26 feet thereon.

Being the same property conveyed to Phoebe P. Longino, by deed of record in Book 7557, Page 101, Register's Office for Davidson County, Tennessee. Phoebe P. Longino now known as Phoebe P.Longino Johnson.

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

Lesley Johnson 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 and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This instrument is executed on behalf of Lesley Johnson by Phoebe P. Longino Johnson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100621-0048319, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3502 New Windsor Court, Antioch, TN 37013

(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:T20100037707 DEEDWARR
Recvd: 06/21/10 14:20 2 pgs
Fees:13.00 Taxes:321.53

20100621-0048320

Witness my hand this 7th day of June, 2010.

Phoebe P. Longino Johnson

Lesley Johnson by Phoebe P. Longino Johnson as 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 Phoebe P. Longino Johnson 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 7th day of June, 2010.

Commission expires:

KRYSTAL T. HOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of June, 2010, before me personally appeared Phoebe P. Longino Johnson, the person who executed the foregoing instrument on behalf of Lesley Johnson and who acknowledged that she executed the same as the free act and deed of the said Lesley Johnson, through Power of Attorney granted she by thesaid Lesley Johnson.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2010.

Commission expires:

KRYSTAL T. HOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011