This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1071**

BILL GARRETT, Davidson County
Trans:T20100047008 DEEDWARR
Recvd: 08/02/10 08:26 2 pgs
Fees:13.00 Taxes:33.30
20100802-0060057

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/21/2010**, by and between **Robert Lee Johnson, an unmarried individual, Granvil Eugene Johnson, an unmarried individual, Walter Clyde Johnson, an unmarried individual, Rita Carol Johnson, an unmarried individual**, parties of the first part, and **Jubilee Investment Club, LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being part of Lot 1 on the Map of E.C. Scruggs Subdivision of Lots No. 26, 27 and 28 on the Brooklyn Plan , filed of record in Plat Book 421, Page 136, in the Register's Office of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center line of Liberia Street 497.2 feet southeasterly as measured along the center of said street from the northwesterly corner of the property conveyed to Forrest M. Brown and wife, Mattie Mai Brown by deed of record in book 1084, page 210, and being the southwesterly front center of the property conveyed to William Pigg of record in Book 3372, page 227, said Register's Office; thence along Pigg's southerly line North 63 degrees 45' West 145 feet to the center of Liberia Street; thence along the center of said street North 27 degrees 15' West 40 feet to the point of beginning.

Being the same property conveyed to Robert Lee Johnson, Granvil Eugene Johnson, Walter Clyde Johnson and Rita Carol Johnson as tenants in common by deed from Rita Carol Johnson, as Executrix of the will of Robert Granvil Montgomery of record as Instrument No. 20050224-0020098, Register's Office for Davidson County, Tennessee.

Rita C. Johnson and Rita Carol Johnson are one and the same person. Robert Lee Johnson and Robert Johnson are one and the same person. Walter Clyde Johnson and Walter Johnson are one and the same person.

This conveyance is made subject to:

Parcel ID # **71-5-229.02**
☐ Improved OR
☐ Unimproved property located at: **1827 Liberia Street, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Lee Johnson by Rita Johnson AIF
Robert Lee Johnson by Rita Johnson
As Attorney in Fact

Walter Clyde Johnson
Walter Clyde Johnson by Rita Johnson as Attorney in Fact

Rita Carol Johnson
Rita Carol. Johnson

Granvil Eugene Johnson
Granvil Eugene Johnson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Granvil Eugene Johnson, Walter Clyde Johnson and Rita Carol Johnson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 21st day of July, 2010..

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/5/11

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Rita C. Johnson to me known to the persons described in and who executed the foregoing instrument for the purposes therein contained as the Attorney in Fact for Robert Lee Johnson and that as said attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Robert Johnson as his/her free Act and Deed.

Witness my hand and Notarial Seal this 21st day of July, 2010..

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/5/11

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Owner's Name: **Jubilee Investment Club, LLC**

and Address: **1827 Liberia Street, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Jubilee Investment Club
PO Box 160042
Nashville TN 37216

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$9,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela Gilliland

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 21st day of July, 2010..

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/5/11