WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053330 DEEDWARR
Recvd: 08/26/10 15:24 2 pgs
Fees:13.00 Taxes:536.13
20100826-0067761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Johnson Jr.	Mortgage Investors Group	053-05-0-044.00
(NAME)	(NAME)	
505 Pontiac Ct.	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(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, I/WE, William Q. Williamson and wife, Jacky Williamson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Johnson Jr. and Joyce T. Johnson, husband and wife, 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:

Being Lot No. 134 on the Plan of Sequoia Valley, Section 3, of record in Plan Book 4460, Page 83, Register's Office for said County.

Said Lot No. 134 fronts 148 feet on the easterly margin of Pontiac Court and extends back 136 feet on the northerly line and 128.3 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to William Q. Williamson and wife Jacky Williamson, by Warranty Deed dated June 1, 1979, from John T. Price and Betty J. Price of record in Book 5443, Page 671, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William Q. Williamson and Jacky Williamson by Terry DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20100826-0067760, 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 505 Pontiac Ct., Madison, TN 37115

(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.

Witness our hands this 20th day of August, 2010.

William Q. Williamson
By: Terry DeSelms as Attorney-in-Fact

Jacky Williamson
By: Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of August, 2010, before me personally appeared Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of William Q. Williamson and Jacky Williamson, and acknowledged that he executed the same as the free act and deed of the said William Q. Williamson and Jacky Williamson, through Power of Attorney granted Terry DeSelms by the said William Q. Williamson and Jacky Williamson.

Witness my hand and official seal at Franklin, Tennessee this 20th day of August, 2010.

Commission expires:



Notary Public