RETURN TO: Cornerstone Title & Escrow
2525 Lebanon Pike
Bldg C, Suite 101
Nashville, TN 37214

# WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: March 1, 2014.
(AFFIX SEAL)

**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 |
|---|---|---|
| Lynette Johnson | Lynette Johnson | 841-68 |
| (NAME) | (NAME) | |
| 2125 Brookview Drive | 2125 Brookview Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (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, The Estate of Lucille N. Clanton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynette Johnson, 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 the northwesterly part of Lot No. 52 on the plan of Section Two, Donelson Meadows, of record in Plat Book 2133, Pages 100-101, Register's Office for Davidson County, Tennessee. Said part of Lot No. 52 is described as follows: Beginning at a point in the southeasterly margin of Brookview Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots southeasterly 209.7 feet to the northwesterly corner of a triangular part of said lot conveyed to John Holloway and wife, by deed from L.B. Jones and wife, of record in Book 2539, Page 289, said Register's Office; thence along Holloway's line southwesterly 115.9 feet to a concrete monument at the corner of Lots No. 50, 51 and 52; thence with the line between lots Nos. 51 and 52 northwesterly 225.7 feet to the margin of Brookview Drive; thence with the margin of the same, northeasterly 115 feet to the point of beginning.

Being the same property conveyed to WILLIAM R. CLANTON, SINGLE by Deed from JAMES E. GENTRY AND WIFE, MARY J. GENTRY, dated 08/26/1970 and filed for record on 08/28/1970 in Book 4441, Page 871, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to WILLIAM R. CLANTON AND WIFE, LUCILLE N. CLANTON by Deed from WILLIAM R. CLANTON AND WIFE, LUCILLE N. CLANTON AND PHILLIP SAINDON, TRUSTEE, dated 04/29/1971 and filed for record on 04/30/1971 in Book 4497, Page 875, Register's Office for DAVIDSON County, Tennessee.

The said WILLIAM R. CLANTON died on 05/06/1987, leaving LUCILLE N. CLANTON the sole surviving tenant by the entirety.

The said LUCILLE N. CLANTON died testate on 02/20/2009 devising subject property to JUNE G. GREEN AND MAMIE G. KNELLER, EXECUTORS as evidenced by the Last Will and Testament of LUCILLE N. CLANTON filed in Document No 09P601, in the Probate Court Clerk's Office for DAVIDSON County.

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

unimproved ☐

This is improved ☒ property, known as 2125 Brookview Drive, Nashville, TN 37214
(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:T20100060419 DEEDWARR
Recvd: 09/24/10 14:34 3 pgs
Fees:18.00 Taxes:569.56
20100924-0076329

Witness my hand this 3rd day of September, 2010.

June G. Green
June G. Green, Individually

Henry Noblitt Grisham
Henry Noblitt Grisham, Individually

The Estate of Lucille N. Clanton

By: June G. Green, Executrix
June G. Green, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared June G. Green with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Lucille N. Clanton and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2010 at Nashville, TN.

Commission expires:

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

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 June G. Green and Henry Noblitt Grisham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2010 at Nashville, TN.

Commission expires:

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Witness my hand this 3rd day of September, 2010.

Mamie G. Kneller
Mamie G. Kneller, Individually Individually

The Estate of Lucille N. Clanton
By: Mamie G. Kneller
Mamie G. Kneller, Executrix as Executrix

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mamie G. Kneller with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Lucille N. Clanton and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2010 at Nashville, TN.

Commission expires: 7-16-2011

Robert J Faux

ROBERT J. FAUX NOTARY MY COMM. EXP. JULY 16, 2011 COBB COUNTY, GA. PUBLIC

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mamie G. Kneller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2010 at Nashville, TN.

Commission expires: 7-16-2011

Robert J Faux

ROBERT J. FAUX NOTARY MY COMM. EXP. JULY 16, 2011 COBB COUNTY, GA. PUBLIC