Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to me on September 30, 2010.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24444SP

BILL GARRETT, Davidson County
Trans:T20100062209 DEEDWARR
Recvd: 10/01/10 15:02 2 pgs
Fees:13.00 Taxes:536.50
20101001-0078668

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephanie D. Johnson Paul Devere Wright II 404 Avondale Drive Nashville, TN 37206	SAME AS NEW OWNER	83-10-81

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marjorie D. Kinnard, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Stephanie D. Johnson and Paul Devere Wright, II, both unmarried persons, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 and the south 30 feet of Lot No. 134 on the Map of McEwen Place of record in Book 332, page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 133 and part of Lot No. 134 adjoin and front together 40 feet on the westerly side of Ivis Avenue, now Avondale Drive, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Marjorie D. Kinnard and Britton E. Kinnard by Deed from Joyce Little, Georgia Clark, William V. Stafford and Kevin Stafford of record as Instrument No. 20050819-0099144 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20090903-0083231 in said Register's Office, Britton E. Kinnard conveyed all his right, title and interest in and to said property to Marjorie D. Kinnard.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to matters shown on Map of McEwen Place of record in Book 332, page 133, in the Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 404 Avondale Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on September 30, 2010.

Marjorie D. Kinnard

STATE OF Pennsylvania)
COUNTY OF Centre)

On September 30, 2010, before me personally appeared Marjorie D. Kinnard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 30, 2010.

NOTARY PUBLIC

My Commission Expires:
May 9, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Alexandra Long, Notary Public
Patton Twp., Centre County
My Commission Expires May 9, 2014

NANCY ALEXANDRA LONG
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC