BILL GARRETT, Davidson County
Trans:T20110033521 DEEDWARR
Recvd: 06/06/11 08:18 2 pgs
Fees:13.00 Taxes:292.30

20110606-0042939

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31th DAY OF May, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/5/11
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE KAREN C. LEHN

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Johnson 7977 Boone Trace Nashville, TN 37221	Same 1214 Templecrest Dr Franklin Tn 37069	Map 126150A Parcel 11700CO

For and in 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,

James Roberts, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Harold Johnson and Marijana Lucic,
tenants in common with right of survivorship

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. 257, on the Plan of Boone Trace at Biltmore, Section Two, as shown on Plat of Record in Plat Book 9700, page 316, and 317 and amended - corrected in Book 10995, page 618, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Roberts, by deed from Eric Sox, dated May 25, 2011, of record in Instrument No. 20110525-0039986 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 7977 Boone Trace Nashville, TN 37221
(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 my hand(s) this 31th day of May, 2011.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 3-3-2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

PARTHENON TITLE AGENCY
109 KENNER AVE, STE. 100-B
NASHVILLE, TN 37205