BILL GARRETT, Davidson County
Trans:T20110059005 DEEDWARR
Recvd: 09/22/11 13:32 2 pgs
Fees:13.00 Taxes:407.00
20110922-0073501

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1028

Property Address:
527 Glengarry Drive, Nashville, TN 37217
120.09-0-004.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jack C. Spaulding and Mary Ruth J. Spaulding**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Phillip A. Johnson Sr. and Patricia S. Johnson**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 107 ON THE PLAN OF GLENGARRY PARK , SECTION ONE, as shown by Plat Book 2663, Page 72, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

Said Lot No. 107 fronts 103 feet on the westerly margin of Glengarry Drive and extends back between lines 247.0 feet on the southerly line and 277.1 feet on the northerly line to a rear line on which it measures 64.9 feet.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Atlas Construction Company, dated May 4, 1959, and recorded May 8, 1959, in the Register of Deeds for the County of Davidson, in Book 2904, at Page 485.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 9th day of September, 2011.

Jack C. Spaulding {Seal}

Mary Ruth J. Spaulding {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of September, 2011, before me the undersigned officer, personally appeared Jack C. Spaulding and Mary Ruth J. Spaulding, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument, and they acknowledged that they, executed same as their free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Jack C. Spaulding and Mary Ruth J. Spaulding

Grantees' Name, Address, Phone:
Phillip A. Johnson Sr. and Patricia S. Johnson
P.O. Box 58507
Nashville, TN 37205

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $110,000.00

Subscribed and sworn before me this the 9th day of September, 2011.

Affiant

(Affix Seal)

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015