WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067737 DEEDWARR
Recvd: 10/28/11 13:47 2 pgs
Fees:13.00 Taxes:412.55
20111028-0084075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Margaret O Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2011.

A Boswell
Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

A BOSWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Paul Johnson	new owner	12013004500
(NAME)	(NAME)	
69 Thompson Lane	69 Thompson lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Margaret O. Bennett, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Paul Johnson, a single person**, 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 the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Catalina Drive, an iron pin at the beginning of a curve into Currey Road; thence along said Drive S 2 deg. 45' W 160 feet; thence E 194.6 feet to a concrete monument; thence N 4 deg. 31' E 185 feet to a concrete monument in the south margin of Currey Road; thence with said Road, N 87 deg. 47' W 174.feet to an iron pin at the beginning of a curve; thence around said curve in the southwesterly direction 39.04 feet to the beginning.

Being the same property conveyed to Margaret O. Bennett and John O'Donnell, Jr. by deed from J. Scot Robbins and wife, Kimberly H. Robbins of record in Book 9083, page 216, Register's Office for Davidson County, Tennessee. John O'Donnell, Jr. having since died in October 6th, 1996, Kerry O'Donnell, heir of the Estate of John O'Donnell, Jr. conveyed his interest to Margaret O. Bennett of record in Book 10310, page 307, said Register's Office.

Further conveyed to Margaret O. Bennett by an Affidavits of Heirship of record in Instr. No. 20111028-0084073 _____, and Instr. No. 20111028-0084074 said Register's Office.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2011 taxes, paid prorated and assumed by the Grantees; Subject to Avigation Easement as set out in Book 8800, page 957, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 501 Catalina Drive, Nashville, TN 37217
(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 this 25th day of October, 2011.

Margaret O Bennett
Margaret O Bennett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, Margaret O. Bennett, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes contained herein.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of October, 2011.

Commission expires: October 5, 2015

Ann B. Waddell

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON