FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/31/2011** Notary Public MY COMMISSION EXPIRES: 3/28/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110070290 DEEDWARR
Recvd: 11/07/11 14:49 2 pgs
Fees:13.00 Taxes:555.00
20111107-0087033

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, , Mt. Juliet, TN 37122

File #**11-0212**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Lynn Johnson	**SAME AS NEW OWNER**	**01816009600**
(NAME) **419 North Main Street**	(NAME)	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS)	
(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, **Deborah Ann Fultz, Wheeler Wesley Ransom, Tyler Lee Weeks, Jr. and Delores Primrose Roskopf,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Lynn 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 the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the map of James M. Phipps addition to Goodlettsville, a sub-division of the Captain Bass old home place, as of record in Book 547, Page 151, Register's Office for said County, and more particularly described as follows:

Beginning at a point where the North line of Reed or Depot Street intersects with the East line of Dickerson Pike (Main Street - U.S. Highway 41E and 31W), running thence North 15 degrees 13' West 132 feet to a point; thence North 75 degrees 47; East 126.70 feet to a point; thence South 14 degrees 15' East 134.12 feet to a point; thence South 76 degrees 46'; West 124.50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from G. B. Walrond and wife Virginia W. Walrond to Floyd W. Primrose by Warranty Deed as recorded on the 12th day of December, 1966 in Deed Book 4085, Page 347; Warranty Deed from Floyd W. Primrose and wife, Betty Sue Primrose to Dorthea Primrose Ransom and Delores Primrose Roskopf, for life as recorded on the 18th day of December, 1973 in Deed Book 4773, Page 651 and Quitclaim Deed from Arthur L. Primrose and Floyd W. Primrose, Jr. to Tyler Lee Weeks, Jr., Deborah Ann Fultz and Wheeler Wesley Ransom, equally as tenants in common with no rights of survivorship with a life estate in Delores Primrose Roskopf as recorded on the 20th day of September, 2005 in Instrument No. 20050920-0112817, in the Register's Office of Davidson County, Tennessee.

Delores Primrose Roskopf joins in the execution of this Instrument to convey the life estate that she has to this property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 419 North Main Street, Goodlettsville, TN 37072
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **October, 2011.**

Deborah Ann Fultz

Wheeler Wesley Ransom

Tyler Lee Weeks, Jr.

By: Wheeler Wesley Ransom, As Attorney In Fact

Delores Primrose Roskopf

By: Wheeler Wesley Ransom, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Deborah Ann Fultz and Wheeler Wesley Ransom**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **October, 2011.**

NOTARY PUBLIC

My Commission Expires: 7/14/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Wheeler Wesley Ransom, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tyler Lee Weeks, Jr., and who acknowledged that he/she executed the same as the free act and deed of the said Tyler Lee Weeks, Jr., by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office..

* 20111107-0087031

Witness my hand and official seal this 31st day of October, 2011.

NOTARY

My Commission Expires: 7/14/2013

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Wheeler Wesley Ransom, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Delores Primrose Roskopf, and who acknowledged that he/she executed the same as the free act and deed of the said Delores Primrose Roskopf, by virtue of a Power of Attorney, duly executed and appearing of record in Book **, page _____, said Register's Office..

** 20111107-0087032

Witness my hand and official seal this 31st day of October, 2011.

NOTARY

My Commission Expires: 7/14/2013