BILL GARRETT, Davidson County
Trans:T20120007660 DEEDWARR
Recvd: 02/01/12 10:37 2 pgs
Fees:13.00 Taxes:148.00
20120201-0009010

This instrument prepared by:
2nd return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of January, 2012, by and between **Wanda F Dickerson Johnson,** married, and **The Estate of Claude M Morton, by Wanda F Dickerson Johnson, Administrator CTA,** parties of the first part, and Thomas Pillow, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the map of Riverview Gardens Subdivision, as of record in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee.
SAID Lot No. 14 fronts 55 feet on the easterly margin of 18th Avenue North and extends back 104.8 feet on the northerly side and 77.2 feet on the southerly line to a dead line measuring 61.6 feet thereon.

Being all or part of the same property conveyed to Claude M. Morton and Mary Morton, by virtue of that certain Warranty Deed dated October 15, 1965, at Book 3956, Page 252 in the Register's Office of Davidson County, Tennessee. Claude M Morton and Mary Morton remained tenants by the entirety until the death of Mary Morton on April 30, 2001, leaving Claude M Morton as the remaining tenant by the entirety. On July 29, 2011, Claude M Morton died testate, leaving said property to his daughter Wanda F Dickerson Johnson by Last Will and Testament at Docket Number 11P 1398 in the Davidson County Probate Clerk's Office, Tennessee. Seller warrants that this has never been used as her primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wanda F. Dickerson Johnson

Wanda F Dickerson Johnson

Wanda F. Dickerson Johnson, Administrator, CTA

The Estate of Claude M Morton, by Wanda F Dickerson Johnson, Administrator CTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wanda F Dickerson Johnson,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wanda F Dickerson Johnson, Administrator CTA** of **The Estate of Claude M Morton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Thomas Pillow
P.O. Box 3061
Brentwood, TN 37024

Tax Parcel No 08103031400

Property Address: 2402 18th Avenue North
Nashville, TN 37208

MAIL TAX BILLS TO: Owner at Owners Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $40,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of January, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20120101