| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2012.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-4-16<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry E. Johnson | owner | MAP 82-16 |
| 707 Fatherland Street | | PARCEL 212 |
| Nashville, TN 37206 | | |
| (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, I, **Cora B. Louallen, a single person, by and through her Conservator, Thelma L., Griffin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry E. Johnson,** HEREINAFTER CALLED THE GRANTEES, THEIR HIS 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 number 88 on the plan of Henry Bloods Addition of record in Plat Book 21, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to C. W. Louallen, Jr., and wife, Cora B. Louallen by deed recorded in Book 3371, page 236, said Register's Office. The said C. W. Louallen, Jr. died on February 24, 2011, leaving Cora B. Louallen as the survivor of their tenancy-by-the entireties. By Order dated January 19, 2012, in the Probate Court for Davidson County Tennessee [Docket Number 11P1859] Thelma L. Griffin has been appointed Conservator for Cora B. Louallen. By Order dated February 2, 2012, the same Court approved the sale of the described property and by that Order the said Conservator, Thelma L. Griffin, has been granted the power and authority to sell and convey the described real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **605 Fatherland Street, Nashville, TN 37206.**

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 the 6th day of February, 2012.

Cora B. Louallen by Thelma L. Griffin, Conservator

Cora B. Louallen by Thelma L. Griffin, her Conservator

BILL GARRETT, Davidson County
Trans:T20120009167 DEEDWARR
Recvd: 02/07/12 08:56 2 pgs
Fees:13.00 Taxes:527.25

20120207-0010796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thelma L. Griffin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Cora B. Louallen**, as her Conservator, as the free act and deed of the within named **Cora B. Louallen**.

Witness my hand and official seal this the 6th day of February, 2012.

My Commission expires 1-9-16

Notary Public

