WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,600.00

June Johnson Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Harrison **Zelma Renae Harrison**	**Fifth Third Mortgage Company**	**146-4-169**
(NAME)	(NAME)	
144 Dogwood Drive	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Hodgenville, KY 42748	**Cincinnati, OH 45227**	
(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, **June Johnson Woodard, Trustee of the Maurine V. Johnson Living Trust Agreement Memorandum u/a/d April 29, 2010,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Harrison and wife, Zelma Renae Harrison**, 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:

Being Lot No. 3A on the plan of zone lot division of Lot 3 Magnolia Hall of record in Plat Book 5200, Page 797 Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

The recording of Lot 3A on the plan of zone lot division of lot 3 Magnolia Hall of record in plat Book 5200, Page 797 amends the recording of Lot 3 or. the original Plan of Magnolia Hall as of record in Plat Book 5800, Page 197.

Being the same property conveyed to Maurine V. Johnson Living Trust Agreement by Quitclaim Deed from Maurine V. Johnson of record in Inst. No. 20100506-0034791 Register's Office for Davidson County, Tennessee dated April 29th, 2010. The Quitclaim Deed was subsequently corrected by a Scriveners Affidavit recorded as Instrument No. 20120227-0016600 in said Register's Office to insert the name of June Johnson Woodard as Trustee of the Maurine V. Johnson Living Trust Agreement dated April 29, 2010.

See Memorandum of Trust attached hereto as Exhibit "A" establishing the power and authority of the Trustee, the named Grantor in this deed to convey title to Real Property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4790 Trousdale Drive, Nashville, TN 37220**

(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.

BILL GARRETT, Davidson County
Trans:T20120014496 DEEDWARR
Recvd: 02/28/12 14:09 4 pgs
Fees:23.00 Taxes:379.62
20120228-0017230

Witness my hand this 27th day of February, 2012.

By: June Johnson Woodard Trustee
June Johnson Woodard, Trustee of the Maurine V. Johnson Living Trust Agreement dated April 29, 2010

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 June Johnson Woodard, Trustee of the Maurine V. Johnson Living Trust Agreement u/a/d April 29, 2010,, the bargainor, 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 in her capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF FEBRUARY, 2012.

Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Exhibit "A"

MEMORANDUM OF TRUST

THIS MEMORANDUM OF TRUST made this 29th day of April, 2010, by and between **Maurine V. Johnson**, as Grantor, and **June Johnson Woodard**, as Trustee.

WITNESS THAT:

1. Contemporaneously herewith, Grantor and Trustee have entered a living trust known as the **MAURINE V. JOHNSON LIVING TRUST AGREEMENT**.

2. This Memorandum of Trust is executed as evidence of the existence of the **MAURINE V. JOHNSON LIVING TRUST AGREEMENT**, the terms and conditions of which are hereby incorporated herein by this reference. This Memorandum of Trust is executed also to evidence the following person who is named as successor trustee to serve upon the death, incapacity, resignation or removal of the initial trustee named below in the order presented:

My son, **Michael Wayne Johnson**

3. Said trust agreement grants to the Trustee all of the powers contained in T.C.A. Section 35-50-110 in effect as of the date of execution of the trust, all of which are incorporated herein by reference.

4. Any person may rely on this Memorandum of Trust as proof of the existence of said Trust and is relieved of any obligation to verify that any transaction entered into by the Trustees is consistent with the terms and conditions of said trust.

A photocopy of this Memorandum of Trust shall be as valid as the original, and may be relied upon to the same extent as the original.

IN WITNESS WHEREOF, the Grantor and the Trustee have signed this Memorandum of Trust under seal the day and year first above written.

GRANTOR:

Maurine V. Johnson

Maurine V. Johnson

TRUSTEE:

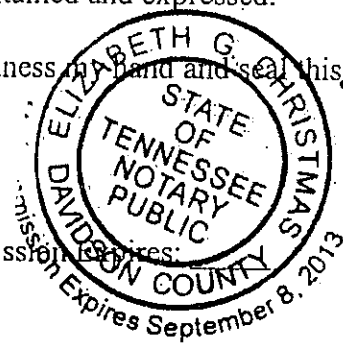
June Johnson Woodard

June Johnson Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared **Maurine V. Johnson**, to me known to be the Grantor in the above instrument and who acknowledged that she executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal this 29th day of April, 2010.



My Commission Expires: _____

Elizabeth G. Christmas
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared **June Johnson Woodard**, to me known to be the Trustee in the above instrument and who acknowledged that he executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal this 29th day of April, 2010.



My Commission Expires: _____

Elizabeth G. Christmas
NOTARY PUBLIC

INSTRUMENT PREPARED BY:
Mark A. Ellmore, Attorney-at-Law
1909 Lebanon Pike
Nashville, TN 37210
(615) 365-6535