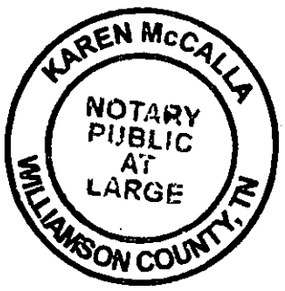
BILL GARRETT, Davidson County
Trans:T20120021361 DEEDWARR
Recvd: 03/23/12 14:30 2 pgs
Fees:13.00 Taxes:499.50
20120323-0025045

Warranty Deed



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2012.

Notary Public

My commission expires: April 12, 2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fatina Jo Rhoades	Fatina Jo Rhoades	
230 Antioch Pike	Box 822 121 Richmond Rd.	133-02-0-124.00
Nashville, TN 37211	Milesburg, PA 16312	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL JOHNSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATINA JO RHOADES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 part of Lot No. 7 on the Plan of the Subdivision of the Real Estate of Hichey Petway, deceased, as of record in Minute Book "I", page 442, Chancery Court at Nashville, being Lot Nos. 1 and 2 on the unrecorded Map of A.C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at the northwest corner of the Antioch Pike and Wingate Avenue; thence with the northerly margin of said pike, westwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots another 170.2 feet; thence eastwardly 100 feet to the westerly margin of Wingate Avenue; thence with said Avenue, southwardly 172 feet to the beginning.

Included in the above description but specifically excluded therefrom is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 4388, page 690, Register's Office for Davidson County, Tennessee, described as follows:

A tract or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded map of A.C. Roth's property conveyed and described according to a right of way plan known as Old Antioch Pike, Project 64-R-2, made by the Public Works Department of said Government. Beginning at the present Northwest intersection of Antioch Pike and Wingate Avenue; thence with the margin of said Pike westerly 14.23 feet to a point on a curve that has a 25-foot radius on the new relocated Northerly margin of Antioch Pike; thence Northeasterly 22.25 feet along said curve to a point at its terminus; thence North 89 deg. 10 min. East 5.0 feet along the new relocated Northerly margin of Antioch Pike to a point on the present Westerly margin of Wingate

Avenue; thence South 1 deg. 43 min. West 19.83 feet along the present Westerly Margin of Wingate Avenue to the point of beginning.

Being the same property conveyed to Carol Johnson by Warranty Deed from Maria C. Schuman Stewart, f/k/a Maria C. Schuman, a married woman, of record at Instrument No. 20030730-0107235, Register's Office for Davidson County, Tennessee, dated July 24, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 230 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2012.

Carol Johnston by David Wilson as Attorney in fact

Carol Johnson by David Wilson as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2012, before me personally appeared David Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carol Johnson as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Carol Johnson.

Witness my hand and seal this 21st day of March, 2012.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY