12-03-006-D

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300136

Davidson County DEEDWARR
Recvd: 04/25/12 15:45 2 pgs
Fees:13.00 Taxes:591.63
20120425-0035568

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of APRIL, 2012

Notary Public

MY COMMISSION EXPIRES: 9/9/14

DEE FILES MEMORIAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES THOMAS LEWIS, III 1846 WILLOW SPRINGS DRIVE NASHVILLE, TN 37216	Wells Fargo Bank 4101 Wiseman Blvd., Bldg 108 San Antonio, TX 78251-4200	073-09-0-121.00

FOR AND IN 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,

MARY RUTH WAGGONER JOHNSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES THOMAS LEWIS, III, UNMARRIED AND DONNA J. TALV, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 Davidson County, Tennessee, being Lot Number 350 on the Plan of Burchwood Gardens, Section Three, of record in Book 2900, Page 116, Register's Office for said County.

SAID Lot Number 350 fronts 131.74 feet on the southerly side of Willow Springs Drive and extends back 167.51 feet on the westerly line and 151.82 feet on the easterly line, to a dead line, which is a broken line, measuring 143.33 feet thereon.

BEING the same property conveyed to Mary Ruth Waggoner Johnson by Divorce Decree from George Ronald Johnson (Case No. 59039 filed in the Fourth Circuit Court for Davidson County, Tennessee), and as recorded on 1/23/75 in Book 4883, Page 404, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to George R. Johnson and wife, Mary W. Johnson by Warranty Deed from Charles Edward Jones and wife, Grace H. Jones dated 6/3/68 and recorded 6/6/68 in Book 4240, Page 806; re-recorded on 7/10/68 in Book 4252, Page 240, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1846 WILLOW SPRINGS DRIVE, NASHVILLE, TN 37216**
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 our hands this 25th day of APRIL, 2012.

Mary Ruth Waggoner Johnson

MARY RUTH WAGGONER JOHNSON

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 MARY RUTH WAGGONER JOHNSON the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of APRIL, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature he witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE PILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON