BILL GARRETT, Davidson County
Trans: T20120086598 DEEDWARR
Recvd: 11/13/12 15:00 2 pgs
Fees: 13.00 Taxes: 260.48
20121113-0104499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 70,400.00

Affiant

Subscribed and sworn to before me, this 6th day of November, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY exres 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK JOHNSTON AND MIKE JOHNSTON	**NEW OWNER**	**08203052200**
911 N 5TH ST	10624 Big Trickett Dr. ~~SAME~~ Austin, TX 78747	
NASHVILLE, TN 37207		

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 ACKNOWLEDGE, WE,

BARBARA ANN REED and HUSBAND, LEROY REED, JR

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

MARK JOHNSTON, UNMARRIED AND MIKE JOHNSTON, UNMARRIED AS TENANTS IN COMMON WITH FULL RIGHTS 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 No. 34 on the Map of Wills-Sharpe and Crutcher's Addition of record in Book 57, Page 82, Register's Office for said County.

SAID Lot No. 34 fronts 50 feet on the east side of North 5th Street and extends back between parallel lines 165 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO BARBARA ANN REED AND HUSBAND, LEROY REED, JR BY WARRANTY DEED FROM KEVIN D CRUTCHER AND TITUS CUNNINGHAM, BOTH UNMARRIED PERSONS DATED 08/30/96 AND RECORDED ON 09/04/96 IN BOOK 10177, PAGE 557, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All Mineral rights are hereby conveyed with the sale of subject property.

This is improved (__X__) unimproved (____) property known as 911 N 5TH ST, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 6th day of November, 2012.

Barbara Ann Reed
BARBARA ANN REED

Leroy Reed Jr.
LEROY REED, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BARBARA ANN REED and LEROY REED, JR., the within named Grantors, 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, at office, this 6th day of November, 2012.

Notary Public

My Commission Expires:

