(2)
Box 36

NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires MAY 20, 2014 STATE OF TENNESSEE (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $59,000.00 Affiant Subscribed and sworn to before me, this 15th day of February, 2013. Notary Public My commission expires: 5-20-14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Griggs	**New Owner**	**Map\Parcel: 150-03-0**
3205 Agatha Court		
Antioch, TN 37013		

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,

Terry A. Johnston married, this is not the usual place of residence of the Grantor

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

Jennifer Griggs unmarried

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. 56-A, Zone Lot Division of Lots 55-59, Chelsea of Priest Lake, Section One-B, as of record in Book 6250, Page 426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bruce Johnston and Terry A. Johnston, both unmarried persons, by Warranty Deed from Michael L. Wise and wife, Kimberly G. Wise, of record in Book 7855, Page 936, dated May 31, 1989, Register's Office for Davidson County, Tennessee. The said Bruce Johnston having since died intestate. The heirs at law of Bruce Johnston are Russell Johnston and Terry A. Johnston per the order to probate of record in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P-1685. Russell Johnston has disclaimed all his interest in real or personal property from the estate of Bruce Johnston as per the Affidavit of Heirship and Disclaimer filed of record in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 12P-1685.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 426, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6298, Page 539, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3205 Agatha Court, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20130015949 DEEDWARR
Recvd: 02/26/13 14:27 2 pgs
Fees:13.00 Taxes:218.30
20130226-0019216

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 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/our hand(s) this 15th day of February, 2013.

Terry A. Johnston
By: Bonnie M. Sensing, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bonnie M. Sensing** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Terry A. Johnston for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Terry A. Johnston and is authorized by Terry A. Johnston to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of February, 2013.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **130061SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027