WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~FEBRUARY~~ March DAY OF 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
~~NASHVILLE, TN 37215~~

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. Beard and Keisha G. Beard	Gregory L. Beard and Keisha G. Beard	92-11-40
(NAME)	(NAME)	
52 Vaughns Gap Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130017561 DEEDWARR
Recvd: 03/04/13 10:58 2 pgs
Fees:13.00 Taxes:277.50
20130304-0021313

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ruth Ellene Johnson, Executrix of the Estate of Sadie Galloway Johnson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory L. Beard and wife, Keisha G. Beard,** HEREINAFTER CALLED THE GRANTEE(S), 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. 14 on the Plan of W. B. Cooper's Addition to Nashville of record in Plat Book 57, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sadie Galloway and husband, Alphonso P. Johnson, Sr., by deed from Alfred C. Galloway and Mary Galloway Davis and Helen Galloway Mayes of record in Book 4408, page 138, re-recorded in Book 4717, page 994, said Register's Office. Dr. A. P. Johnson, Sr. conveyed his interest in said property to Sadie G. Johnson by Quitclaim Deed of record in Book 6195, page 65, said Register's Office. Alphonso P. Johnson, Sr. and Dr. A. P. Johnson, Sr. are/were the same person. Alphonso P. Johnson Sr. and Sadie Galloway married. Sadie Galloway was then known as Sadie G. Johnson. Sadie G. Johnson and Sadie Galloway Johnson were one and the same person. Sadie G. Johnson died testate with her will being probated under Docket No.07P1988 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Ruth Ellene Johnson was appointed Executrix of the Will of Sadie Galloway Johnson with the power to sell said real estate.

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.

Executed by my/our hand(s) this 28th day of February 2013..

Ruth Ellene Johnson, Executrix

Ruth Ellene Johnson, Executrix of the Estate of
Sadie Galloway 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 Ruth Ellene Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the Executrix of the Estate of Sadie Galloway Johnson and who acknowledge that she executed the within instrument as Executrix, for the purposes therein contained.

Witness my hand and Official Seal this 28th day of February 2013

My Commission Expires: 04-09-13

Jennifer Chandler Cole

Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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