WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045835 DEEDWARR
Recvd: 06/03/13 11:39 2 pgs
Fees:13.00 Taxes:1790.80
20130603-0055556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight A. Farris Kella S. Farris	Same As New Owners	13209002400
(NAME) 953 Gendale Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sean M. Johnson and wife, Elizabeth H. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight A. Farris and wife, Kella S. Farris**, 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 the 16th Civil District, formerly the 7th Civil District of Davidson County, Tennessee, being parts of lots number 14 and 15 of the W.W. Wilkinson Subdivision, a plat of which is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, and part of lots number 32 and 33 of the Oak Hill Subdivision number 1, a plat of which is of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the south margin of Glendale Lane, said plan also being the northwest corner of lot number 14 on the said W.W. Wilkinson Subdivision, thence with the west line of said lot number 14, South 2 1/2 degrees West 136 feet to an iron pin in the west line of the said lot: thence South 86 degrees 53 minutes East 150 feet to an iron pin inside lot number 15 on the said W.W. Wilkinson Subdivision; thence North 2 1/2 degrees East 128.9 feet to a spike in the north line of said lot number 15; thence 84 degrees 9 minutes West with the north lines of the said lot number 14 and 15, 150.1 feet to the beginning.

Being the same property conveyed to Sean M. Johnson and wife, Elizabeth H. Johnson by Deed from James M. Kitchens and wife, Deborah W. Kitchens, dated 05/12/2010 and filed for record on 05/20/2010 in Instrument 201005200039146, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **953 Gendale Lane, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of May, 2013.

Sean M. Johnson

Elizabeth H. 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 Sean M. Johnson and wife, Elizabeth H. Johnson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st DAY OF MAY, 2013.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public