**NEW OWNER:**
JAMES M. JOHNSON
2635 WOODBERRY DRIVE
NASHVILLE, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
**FILENO: 13-0390**

**SEND TAX BILLS TO:**
**SUNTRUST MORTGAGE, INC.**
**P.O. BOX 26419**
**RICHMOND, VA 23224**

BILL GARRETT, Davidson County
Trans:T20130048253 DEEDWARR
Recvd: 06/10/13 13:32 3 pgs
Fees:18.00 Taxes:325.60
20130610-0058738

**Map and Parcel: 09605015600**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND DOLLARS ($88,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **BEVERLY WRIGHT ATWOOD AND VALERIE ELIZABETH WRIGHT PARRISH, AS CO-EXECUTRICES OF THE ESTATE OF MARTHA ANN GOODALL WRIGHT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES M. JOHNSON**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 191 on the Plan of Woodberry Park, as shown on the plat of the same, of record in Plat Book 2133, Pages 117, 118, and 119, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to John H. Wright and wife, Martha Wright by Warranty Deed from Robert V. Hearne and wife, Pamela M. Hearne, dated November 24, 1973, and of record in Book 4767, Page 701, Register's Office for DAVIDSON County, Tennessee. John H. Wright and Martha Wright remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of John H. Wright. Therefore, Martha Wright was the surviving tenant by the entirety to the property herein. Martha Wright a/k/a Martha Ann Goodall Wright died testate in Davidson County, Tennessee on August 26, 2012. For further reference to title, see the Last Will and Testament of Martha Ann Goodall Wright, of record in Probate Docket No. 12P1465, in the 7th Circuit Court for Davidson County, Tennessee. Pursuant to said Last Will and Testament, the real property owned by Martha Ann Goodall Wright at the time of her death shall be made a part of her probate estate and the appointed Executrices, Beverly Wright Atwood and Valerie Wright Parrish shall have the power to sell the real property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 117, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 31st day of May, 2013.

Beverly Wright Atwood

BEVERLY WRIGHT ATWOOD, CO-EXECUTRIX OF
THE ESTATE OF MARTHA ANN GOODALL WRIGHT

Valerie Wright Parish, Co-Executrix

VALERIE WRIGHT PARRISH, CO- EXECUTRIX OF
THE ESTATE OF MARTHA ANN GOODALL WRIGHT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BEVERLY WRIGHT ATWOOD, CO-EXECUTRIX OF THE ESTATE OF MARTHA ANN GOODALL WRIGHT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2013.

NOTARY PUBLIC

My commission expires: 2/3/15

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VALERIE WRIGHT PARRISH, CO-EXECUTRIX OF THE ESTATE OF MARTHA ANN GOODALL WRIGHT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2013.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-9-2014 WILSON COUNTY

NOTARY PUBLIC

My commission expires:

**********

The actual consideration or value, whichever is greater, for this transfer is **$88,000.00.**

AFFIANT

Sworn to and subscribed to before me this the 31st day of May, 2013.

NOTARY PUBLIC

My commission expires: 2/3/15

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY