WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-19-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-15783

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric D Douglas	New Owner	134-13-0-231
(NAME)	(NAME)	
265 Largo Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David B. Johnson and Deborah Johnson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pamela D. Douglas, unmarried and Eric D. Douglas, unmarried, as joint tenants in common with right 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 351, as shown on the map entitled Hillbrook Section 6, of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David B. Johnson and Deborah Johnson, by deed from Eva Hasty, of record in Instrument No. 20060404-0038537, dated March 31, 2006, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 265 Largo Dr., Nashville, TN 37211
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20130063112 DEEDWARR
Recvd: 07/24/13 13:53 2 pgs
Fees:13.00 Taxes:675.25
20130724-0076582

Witness our hands this 22nd day of July, 2013.

David B. Johnson

Deborah Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David B. Johnson and Deborah Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public,