

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of AUGUST, 2013.

Notary Public

My commission expires: 12-2715

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shannon Johnson	New Owner	**161-04-0-019.00**
425 McCain Dr.		
Nashville, TN 37211		

BILL GARRETT, Davidson County
Trans:T20130071660 DEEDWARR
Recvd: 08/20/13 09:17 2 pgs
Fees:13.00 Taxes:551.30
20130820-0087434

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 ACKNOWLEDGED, WE,

Laurence Andrew Watts and wife, Amy Lin Dodson Watts

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

Shannon Johnson, an unmarried woman and Richard Johnson, a married man, as 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(s) 24, as shown on the map entitled the Plan of Whispering Hills Annex, of record in Book 2331, page 133, 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 LAURENCE ANDREW WATTS AND WIFE, AMY LIN DODSON WATTS, by deed from DORRINE LEVY, EXECUTRIX OF THE ESTATE OF MARK LOUIS SHIMM, of record in Instrument No. 20050503-0049401, dated April 25, 2005, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **425 McCain Dr., Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 16th day of August, 2013.

Laurence Andrew Watts

Amy Lin Dodson Watts

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Laurence Andrew Watts and Amy Lin Dodson Watts**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

husband and wife

Witness my hand, at office, this **16th day of August, 2013.**

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY