BILL GARRETT, Davidson County
Trans:T20130083751 DEEDWARR
Recvd: 09/27/13 11:08 6 pgs
Fees:33.00 Taxes:167.78
20130927-0101769

RE.Johnson.WD

This instrument prepared by
Katerina V. Moore, Attorney at Law
98 East Main Street, P.O. Box 400
Linden, Tennessee 37096

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

WARRANTY DEED RESERVING LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, DONNA E. JOHSNSON and husband, RONALD W. JOHNSON, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ROBBY J. MOORE, a married man, his heirs and assigns, in fee simple forever, subject to the life estates hereafter set out, all the right, title, claim and interest we have in and unto the following-described real property situated in the _____ Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being land in Davidson County, Tennessee, and in particular, Lot No. 18 on the Plan of Melrose Heights Subdivision, Section 2, as of record in Plan Book 1835, page 97, Register's Office for Davidson, County, Tennessee.

Said Lot No. 18 fronts 71.5 feet on the southerly side of Camden Drive and runs back between parallel lines 175 feet to a line as shown in said survey.

Being a part of the land conveyed to Kelly Improvement Co., Inc., a corporation, by Harry J. Kelly and wife, Mabel D. Kelly, of record in Book 2024, page 17, Register's Office for Davidson County, Tennessee.

Being same property deeded to McClelland Lemmons and wife, Annie Lee Lemmons, by deed from Robert Harrison Deason and wife, Sarah L. Deason, as of record in Book 2804, page 563, Register's Office for Davidson County, Tennessee. By Final Decree entered in the Fourth Circuit Court of Davidson County, Tennessee, NO. 66053, subject property was divested out of the said McClelland Lemmons and the fee title thereto was vested in said Annie Lee (White) Lemmons, as of record in Book 5631 at page 385, Register's Office for Davidson County. Said Annie Lee (White) Lemmons died testate on October 22, 1983. Pursuant to the terms of her Last Will and Testament, said Annie Lee (White) Lemmons devised subject property to her daughter, Donna Johnson. For further source of title see Order of Muniment of Title Probate of Will of record in _____ Book _____ at page 20130927-0101767 Register's Office for Davidson County, Tennessee. By deed of record in _____Book 20130927-0101768 page _____, RODCT, said Donna E. Johnson created a tenancy by the entirety interest in subject property with her husband, Ronald W. Johnson.

This is the same description as in the previous deed of record in Deed Book _____ at page _____, RODCT.

#20130927-0101768

This property is known as Map 118.04, Parcel 21.00 of record in the Tax Assessor's Office of Davidson County, Tennessee.

The said grantors, DONNA E. JOHNSON and husband, RONALD W. JOHNSON, reserve unto themselves a life estate in said above-described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime, rent free.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said ROBBY J. MOORE, a married man, his heirs and assign, in fee simple forever.

WE DO COVENANT with the said ROBBY J. MOORE, his heirs and assigns, that we are lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, other than above

set out, and we have a good and perfect right to convey the same.

WE DO FURTHER COVENANT and bind ourselves, our heirs, and our legal and personal representatives to forever warrant and defend the title to the above-described property unto the said ROBBY J. MOORE, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands on this the 27th day of September 2013.

Donna E Johnson
Donna E. Johnson

Ronald W Johnson
Ronald W. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Katerina V. Moore, (Notary Public) a Notary Public in and for the state and county aforesaid, the within-named Donna E. Johnson and husband, Ronald W. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville, (CITY) Tennessee, on this the 27th day of September, 2013.

Katerina V. Moore
NOTARY PUBLIC

My commission expires 10/1/2014.

KATERINA V. MOORE STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 45,345.39 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Donna E. Johnson
AFFIANT

Subscribed and sworn to before me on this 27th day of September , 2013.

Katerina V. Moore
NOTARY PUBLIC \ ~~REGISTER~~

My commission expires 10/1/2014 .

KATERINA V. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC

PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Donna E. Johnson and husband, Ronald W. Johnson

511 Camden DR.
Nashville, TN 37211

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above

This instrument was prepared by
Katerina V. Moore, Attorney at Law
98 East Main Street, P.O. Box 583
Linden, TN 37096

CONVEYANCE OF REMAINDER
RETENTION OF LIFE ESTATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Ronald W. Johnson, who, having been first duly sworn, made oath that he is a life tenant of the property described in the attached warranty deed, that, as of the date hereof, the total balance of the remainder conveyed by said warranty deed is the sum of $45,345.39; that the undersigned life tenant arrived at the above-stated value by direct reference to the Annuity Valuation Table found in Volume 16 of the Tennessee Code Annotated, more specifically, the table entitled Actuaries' Combined Experience Table of Mortality. The factors used in determining the value of the remainder were as follows:

1. Total value of property: $67,300.00
2. Life tenant's age at date of recording: 71
3. Applicable percent: 6%
4. Applicable mortality index number: 5.437

Computation: ($67,300.00) X 6% X (5.437) = $21,954.61.

Total value of property minus value of life estate equals value of remainder.

Example: $67,300.00 X 6% X 5.437 = $21,954.61
$67,300.00 - $21,954.61= $45,345.39
(Value of remainder, which is the taxable interest being conveyed in this instrument)

Ronald W. Johnson

Sworn to and subscribed before me on this the 27th day of September 2013.

NOTARY PUBLIC

My commission expires: 10/1/2014.

KATERINA V. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY