Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,283.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2013.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20130100217 DEEDWARR
Recvd: 11/26/13 14:48 2 pgs
Fees:13.00 Taxes:204.55
20131126-0121505

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Johnson Nikki Johnson		
1215 N. 6TH ST.	NEW OWNER	Part of 04900013400
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HENRY VANCE HUGGINS, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY A. JOHNSON AND NIKKI C. JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, beginning at an iron rod in the easterly right of way of Buena Vista Pike, said point being the southwestern corner of the herein described tract and the northwestern corner of the William Lewis tract as described in Instrument 20130719-0074793 RODC; Thence, with said right of way, North 10 degrees 25 minutes 14 seconds West, 207.60 feet to an iron rod; Thence, North 06 degrees 24 minutes 51 seconds West, 246.00 feet to an iron rod at the southwest corner of Tract I; Thence, with the south line of Tract 1, North 87 degrees 21 minutes 55 seconds East, 300.00 feet to an iron rod; Thence, South 75 degrees 07 minutes 00 seconds East, 497.77 feet to an iron rod in the center of Whites Creek; Thence, with Whites Creek, South 13 degrees 03 minutes 24 seconds West, 197.24 feet to an iron rod; Thence, South 26 degrees 3 1 minutes 24 seconds West, 52.00 feet to an iron rod at the northeastern corner of Lewis; Thence, with Lewis' north line, South 81 degrees 34 minutes 47 seconds West, 655.00 feet to the point of beginning and containing 6.220 acres, more or less.

According to a survey conducted by Delle Land Surveying Co. date 11-01-2013.

Being part of the same property conveyed to Henry Vance Huggins by Deed from Bernice Hay Huggins of record in Book 4882, page 237, Register's Office for Davidson County, Tennessee, dated 1/11/1975 recorded on 1/17/1975.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as part of 5214 Buena Vista Pike, Nashville, TN 37218.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2013.

Henry Vance Huggins

Henry Vance Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Henry Vance Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

Shirley Huggins, spouse of Henry Vance Huggins, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Shirley Huggins

Shirley Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shirley Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public