BILL GARRETT, Davidson County
Trans:T20140010135 DEEDWARR
Recvd: 02/12/14 11:07 2 pgs
Fees:13.00 Taxes:499.50
20140212-0012387

WARRANTY DEED

G-VRES-14-2202

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Clinton Johnson	Capstar Bank d/b/a Farmington Mortgage	
3802 Baxter Ave (ADDRESS)	(NAME) 2002 Richard Jones Road Suite 300A (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	073-01-0 169.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CELIA J. LEIBACHER, A SINGLE WOMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS CLINTON JOHNSON, A SINGLE MAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47, ON THE PLAN OF HIGHLAND VIEW, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CELIA J. LEIBACHER, A SINGLE WOMAN BY WARRANTY DEED DATED FROM CHARLES L. DEATON AND WIFE, SANDRA R. DEATON OF RECORD IN BOOK 10077, PAGE 280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ON JUNE 6TH, 1996.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 39 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 2202 Milton Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 6th day of February, 2014.

Celia J. Leibacher

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903