THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Id.
Larry Johnson et al 422 Annex Avenue Nashville, TN 37209	Same	102 03 0 153.00

Warranty Deed

Grantors: Larry W. Johnson and Belinda L. Steele, joint tenants with rights of survivorship
Grantee: Louise French

That for the consideration hereafter expressed, Grantors have bargained and sold and do hereby bargain, sell, convey and confirm a partial interest unto Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 1221 on the Plan of Charlotte Park, Section 21, of record in Deed Book 3700, pages 10 and 11, Register's Office for said County.

SAID Lot 1221 fronts 75.0 feet on the easterly side of Annex Avenue and extends back 156.9 feet on the northerly line and 154.7 feet on the southerly line to a dead line on the rear measuring 75.10 feet thereon.

Being the same property conveyed to Larry W. Johnson and Belinda L. Steele, joint tenants with rights of survivorship by deed from Mildred I. Curtis-Hornsby, a married person, Janice F. Foor, a married person and Larry W. Curtis, a married person, of record in Instrument No. 20071009-0120289, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 422 Annex Avenue, Nashville, TN 37209.

The purpose of this warranty deed is for the grantee, Louise French to have a $148,00 partial interest in said property. Larry W. Johnson, Belinda L. Steele and Louise French to own the property as joint tenants with right of survivorship.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantors do hereby covenant with the Grantee that Grantors are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and that the same is unencumbered except for:

Encumbrance (Deed of Trust) of record in Instrument No. 20071009-0120290, Register's Office for Davidson County, Tennessee.

Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to this land to the Grantee, Grantee's heirs, successors, and assigns, against lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

BILL GARRETT, Davidson County
Trans:T20140013967 DEEDWARR
Recvd: 02/28/14 08:32 3 pgs
Fees:18.00 Taxes:547.60
20140228-0017169

Signed on February 27, 2014

Larry W. Johnson

Larry W. Johnson, Grantor

Belinda L. Steele

Belinda L. Steele, Grantor

State of Tennessee
County of Davidson

On February 27, 2014, personally appeared before me Larry W. Johnson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y. King

Notary Public

My commission expires: July 30, 2014

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

On February 27, 2014, personally appeared before me Belinda L. Steele, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King

Notary Public

My commission expires: July 30, 2014

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $148,000.00.

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Larry W. Johnson
Larry W. Johnson, Affiant

Sworn to and subscribed before me on February 27, 2014.

Debra Y. King
Notary Public

My commission expires: July 30, 2014