JB

BILL GARRETT, Davidson County
Trans:T20140021674 DEEDWARR
Recvd: 04/01/14 10:34 2 pgs
Fees:13.00 Taxes:588.30
20140401-0026751

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 159,000.00

Affiant

Subscribed and sworn ~~to before~~ me, this 27th day of March, 2014.

Notary Public

My commission expires: 8/16/14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERRY JOHNSON **LARAE JOHNSON**	same address	**06110023800**
4015 EDWARDS AVE	as new Owner	
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

RAYMOND L. GRICE, AN UNMARRIED MAN

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

TERRY A. JOHNSON and LARAE O. JOHNSON, HUSBAND AND WIFE

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 No. 1 on the Plan of the Resubdivision of Lots 147 & 148, Maplewood Heights Subdivision, of record in Instrument No. 20060906-0110044, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said plan prepared by Tommy E. Walker, RLS# 1465, P. 0. Box 495, Ridgetop, TN 37152.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND L. GRICE, AN UNMARRIED MAN, BY WARRANTY DEED FROM STEVE SLOAN D/B/A STEPHEN BUILDERS, DATED 03/22/2007 AND RECORDED ON 03/27/2007 IN INSTRUMENT NUMBER 20070327-0036504, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $137,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4015 EDWARDS AVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 GRANTEES, 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 27th day of March, 2014.

RAYMOND L. GRICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RAYMOND L. GRICE, the within named Grantor(s), 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, at office, this 27th day of March, 2014.

Notary Public

My Commission Expires: 11/20/19

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County