BILL GARRETT, Davidson County
Trans:T20140030172 DEEDWARR
Recvd: 05/02/14 10:07 2 pgs
Fees:13.00 Taxes:185.00
20140502-0037205

WARRANTY DEED

This Instrument Prepared By:
Angela Harrell, 2641 Jordan Ridge Drive, Nashville, TN 37218

New Owner:	Send Tax Bills To:	Map-Parcel:
Cedric McKissack **110 Paige Park Lane** **Goodletsville, TN 37072**	**Same**	**082-03-0-303.00**

For and in Consideration of the sum of Ten Dollars and 00/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jesse Lee Johnson, Jr and wife, Leatrice Johnson,** hereinafter call the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cedric McKissack,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 10, on the Plan of F.E. Mann's Subdivision of lots of the Lucy H. Lindsley Tract, as of record in Book 161, page 40, Register's Office for said County.

Said part of Lot No. 10 fronts 60 feet on the westerly side of Pennock Avenue and runs back between parallel lines, with the northerly margin of Vaughn Avenue, 145 1/3 feet to an alley.

Being the same property conveyed to Jesse Lee Johnson, Jr. and wife, Leatrice Johnson by deed from Charlie D. Powell and wife, Essie Mae Powell, of record in Deed Book 7168, Page 600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This improved property is known as 1000 Pennock Avenue, Nashville, Tennessee 37207.

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. WE do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the 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 our hands this 30th day of April, 2014.

Jesse Lee Johnson, Jr.

Jesse Lee Johnson, Jr.

Leatrice Johnson

Leatrice Johnson

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesse Lee Johnson, Jr.** and **Leatrice Johnson**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **Jesse Lee Johnson, Jr.** and **Leatrice Johnson** executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 30th day of April, 2014.

My Commission Expires
My Commission Expires: **July 3, 2017**

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration for this transfer is $50,000.00

Affiant

Sworn and subscribed to me this 30th day of April, 2014.

My Commission Expires: My Commission Expires July 3, 2017

Notary Public

ANGELA HARGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY