268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey K. Hitchcock	U.S. Bank N.A.	**118-14-0-118**
(NAME) **3540 Crestridge Drive**	(NAME) 4801 Frederica St.	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Mary Burkitt Johnson and husband Maxwell Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey K. Hitchcock, and wife Lia Chen, 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:

Being Lot No. 44 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary Burkitt Johnson by deed dated 4/29/1997 from Mary Burkitt Johnson, Executrix of the Estate of Elizabeth G. Burkitt, surviving spouse of Henry R. Burkitt of record in Book 10435, page 126, Register's Office for Davidson County, Tennessee.

Maxwell Johnson joins in this conveyance to relinquish all rights, and interest (marital or otherwise) he may have in said property.

unimproved ☐

This is improved ☒ property, known as **3540 Crestridge Drive, Nashville, TN 37204**

(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20140032013 DEEDWARR
Recvd: 05/08/14 12:37 2 pgs
Fees:13.00 Taxes:1555.85
20140508-0039489

Witness our hands this **30th day of April, 2014.**

Mary Burkitt Johnson by Meli Allen, Attorney In Fact

Mary Burkitt Johnson
By: Melissa Allen as Attorney-in-Fact

Maxwell Johnson by Meli Allen, Attorney In Fact

Maxwell Johnson
By: Melissa Allen as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Melissa Allen** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **Mary Burkitt Johnson** as Attorney-in-fact, as her free act and deed

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

Commission expires:

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Melissa Allen** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **Maxwell Johnson** as Attorney-in-fact, as her free act and deed

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Notary Public