THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140040333 DEEDWARR
Recvd: 06/09/14 11:07 2 pgs
Fees:13.00 Taxes:1091.50

20140609-0049822

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Billy Dean Griffith Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2014.

Damaris B. Stratton
Notary Public

MY COMMISSION EXPIRES: 5/28/17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Dick-Griffith and Billy Dean Griffin, Jr.	Freedom Mortgage	
5008 Ragland Drive	907 Pleasant Valley Ave Ste 3	14607001400
Nashville, TN. 37220	Mt. Laurel, NJ 08054	
(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, **Larry E. Johnson, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Joseph M. Dick-Griffith and Billy Dean Griffith, Jr., each as to an undivided 1/2 interest as Tenants in Common,**

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. 34 on the Plan of Ragland Estates of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 174.5 feet on the east side of Ragland Drive and runs back 273 feet on the north line and 269.3 feet on the south line to a dead line in the rear on which it measures 188 feet.

Being the same property conveyed to Donald J. Hester and wife, Dorothy Y. Hester (later known as Dorothy Y. Nixon) by deed from Hendley and Whiteside Builders, Inc. of record in Book 2959, page 595, Register's Office for Davidson County, Tennessee, dated September 11, 1959 and recorded on September 14, 1959. Donald J. Hester died on November 4, 1968, leaving Dorothy Y. Hester as the surviving tenant by the entirety. Dorothy Y. Hester remarried becoming Dorothy Y. Nixon. Dorothy Y. Nixon, also known as Dorothy Lynn Yokley Nixon, died on February 6, 2014, and her Last Will and Testament has been entered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 14P319. The said Last Will and Testament authorizes and empowers Larry E. Johnson, the Personal Representative, to execute any deed for purposes of conveying real estate owned by the Estate. Pursuant to said Will, the herein described property is devised and bequeathed unto Larry E. Johnson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5008 Ragland Drive, Nashville, TN 37220.**

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.

Witness my hand this the 5th day of June, 2014.

Larry E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry E. Johnson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of June, 2014.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.