Davidson County DEEDWARR
Recvd: 07/07/14 14:21 2 pgs
Fees:13.00 Taxes:1241.65
20140707-0059588

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
Preparer's direct # (615) 373-1652

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Roxie E. Johnson 4344 Shady Dale Road Nashville, TN 37218	owner at property address	058110A00800CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 335,580.00

Barbara S. Lamb State of Tennessee Notary Public Williamson County

Affiant

My Commission Expires:

December 16, 2017

Subscribed and sworn to before me this 2nd day of July, 2014.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JACK WAYNE WIESNER,** ("Grantor") by these presents does hereby transfer, sell and convey to ROXIE E. JOHNSON ("Grantee") her heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

aka Roxie Johnson, married

BEING Lot No. 8 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING the same property conveyed to Jack Wayne Wiesner, by deed from Allie L. Wiesner, of record in Instrument #20100916-0073796, Register's Office for Davidson County, Tennessee.

Jack Wayne Wiesner, Jack Wiesner, and Jack W. Wiesner are one and the same person.

This is improved property known as 4344 Shady Dale Road, Nashville, TN 37218

This conveyance is subject to: Property Taxes for 2014 and subsequent years to the Davidson County Trustee, not yet due and payable; all matters found on the plan of record in Plat Book 9700, page 818, R.O.D.C.T.; Storm water agreement of record in Book 11286, page 218, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to ROXIE E. JOHNSON, her heirs and assigns forever.

AND the Grantor does hereby covenant with ROXIE E. JOHNSON, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said ROXIE E. JOHNSON, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 2nd day of July, 2014.

GRANTOR:

By: _____
Jack Wayne Wiesner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Jack Wayne Wiesner, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 2nd day of July, 2014.

My Commission Expires:
December 16, 2017

Barbara S. Lamb
State of Tennessee
Notary Public
Williamson County

_____
Notary Public

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: _____

A.R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016