RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140049934 DEEDWARR
Recvd: 07/14/14 09:47 7 pgs
Fees:38.00 Taxes:518.00
20140714-0061608

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

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

Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFF WOLFF **DAVID WOLFFNORMAN BERNSTEIN**	**JEFF WOLFF**	**08204003300**
1108 N 7TH ST	**1204 BEECH HOLLOW DRIVE**	
NASHVILLE, TN 37207	**NASHVILLE, TN 37211**	

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,

DENISE E. GRAVES-JUDKINS and husband, LEE J. JUDKINS and DAVID MICHAEL PHILLIP JOHNSON and SEQUOYA S. GRAVES

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

JEFF WOLFF and DAVID WOLFF and NORMAN BERNSTEIN, 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:

BEING THE SOUTHERLY 2 FEET OF THE LOT NO. 214, ALL OF LOT NO. 215, AND THE NORTHERLY 11 FEET OF LOT NO. 216 ON THE MAP OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DENISE E. GRAVES-JUDKINS and SEQUOYA S. GRAVES and DIANNE E. SAUNDERS, BY DEED FROM JOSEPHINE SMOTHERS HILLERY AND MARY SMOTHERS LOVE, DATED 06/15/1998 AND RECORDED ON 06/23/1998 IN BOOK 10988, PAGE 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DIANNE E. SAUNDERS AKA DIANNE ELIZABETH SAUNDERS DIED ON JULY 26, 2009 PER CERTIFICATE OF DEATH DATED JULY 30, 2009, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. INTEREST OF THE SAID DIANNE E. SAUNDERS CONVEYED TO DAVID MICHAEL PHILLIP JOHNSON, WARD OF GRAYSON SMITH CANNON, GUARDIAN. PER ORDER APPROVING CONTRACT FOR SALE & DISTRIBUTION OF PROCEEDS TO WARD FILED JUNE 27, 2014 IN THE SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE AND ATTACHED AS EXHIBIT A.

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 1108 N 7TH ST, NASHVILLE, TN 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; 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 1st day of July, 2014.

DENISE E. GRAVES-JUDKINS

LEE J. JUDKINS

SEQUOYA S. GRAVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DENISE E. GRAVES-JUDKINS and LEE J. JUDKINS, and SEQUOYA S. GRAVES, 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 1st day of July, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

David Michael Phillip Johnson by Grayson Smith Cannon Guardian

DAVID MICHAEL PHILLIP JOHNSON
BY: GRAYSON SMITH CANNON, GUARDIAN

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 David Michael Phillip Johnson by Grayson Smith Cannon, Guardian, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand, at office, this 02 day of July, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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EXHIBIT A

IN THE SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE:	)	
	)	
GUARDIANSHIP OF **DAVID MICHAEL PHILLIP JOHNSON,**	)	No. **09P-1327**
	)	
GRAYSON SMITH CANNON, Guardian	)	
	)	
Petitioner,	)	
	)	
v.	)	
	)	
DENISE E. GRAVES-JUDKINS and **SEQUOYA S. GRAVES,**	)	
	)	
Respondents.	)	

FILED
JUN 27 2014
RICHARD R. ROOKER, Clerk
By D.C.

ORDER APPROVING CONTRACT FOR SALE AND DISTRIBUTION OF PROCEEDS TO WARD

This matter came on to be heard on the 27th day of June, 2014, upon Motion of GRAYSON SMITH CANNON, Guardian for the Ward, DAVID MICHAEL PHILLIP JOHNSON, to approve the proposed contract for sale of certain property in which the Ward has an interest and approve the proposed distribution of proceeds to the Ward as agreed by the parties.

Upon signatures of the Guardian and of the Respondents herein, and upon review of the proposed Contract and the proposed distribution to the Ward, the Court finds that such is appropriate and is pleased to approve the Guardian's request.

IT IS, THEREFORE, ORDERED that the Guardian is authorized to enter into and to sign and execute any and all documents and instruments to close the proposed contract for sale of the property at 1108 N. 7th Street, Nashville, Davidson County, Tennessee in which the Ward has

Copy

an undivided one-third interest. The Court further orders that the Ward shall receive one-third of the net proceeds of sale, after the deduction for the existing first and second mortgage balances and the usual and customary expenses of closing. All sales proceeds due to the Ward shall be paid to his court appointed Guardian, Grayson Smith Cannon, for deposit to the Ward's savings account.

ENTERED this the 27th day of June, 2014.

DAVID RANDALL KENNEDY, SR., Judge

Approved for Entry:

CANNON & CANNON, ATTORNEYS, P.C.

By: _____
GRAYSON SMITH CANNON
Successor Guardian

122 East Cedar Street
Post Office Box 749
Goodlettsville, Tennessee 37070-0749
(615) 851-1880
BPR No. 13183

By: _____
DENISE GRAVES-JUDKINS, *pro se*

By: _____
SEQUOYA S. GRAVES (now CUMMINGS), *pro se*

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded via U.S. mail, postage prepaid, to the following, this the ____ day of June, 2014:

Mr. Robert Johnson
4697 Longbranch Drive
Antioch, Tennessee 37013

By: _____
GRAYSON SMITH CANNON

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 27 day of JUNE , 2014 , in Case Number 09P1327 between JOHNSON, ROBERT C. ET.AL Petitioner, and JOHNSON, DAVID MICHAEL PHILLIP Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 01 day of JULY 2014

RICHARD R. ROOKER, Clerk,

By _____

Deputy Clerk

SEAL

RICHARD R. ROOKER
CIRCUIT COURT CLERK