BILL GARRETT, Davidson County
Trans: T20140055683 DEEDWARR
Recvd: 07/31/14 13:35 2 pgs
Fees: 13.00 Taxes: 555.00
20140731-0068443

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2014.

Notary Public

My commission expires: 2-12-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATHERINE R. JOHNSTON **CHRISTOPHER M. JOHNSTON**	**AVENUE BANK**	**06115008000**
1203 ARDEE AVENUE	3823 Cleghorn Ave.	
NASHVILLE, TN 37216	Nashville, TN 37215	

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,

DONALD L. WALLS, UNMARRIED

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

KATHERINE R. JOHNSTON and CHRISTOPHER M. JOHNSTON, WIFE AND HUSBAND

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. 27 OF BLOCK "C" ON THE MAP OF THE RESUBDIVISION OF SUNNYMEADE, AS OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 27 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK 291.5 FEET ON THE WESTERLY LINE AND 254 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DONALD L. WALLS, UNMARRIED, BY WARRANTY DEED FROM DANIEL B. OLDHAM, MARRIED, DATED 01/04/2008 AND RECORDED ON 01/14/2008 IN INSTRUMENT NUMBER 20080114-0003880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $134,000.00.

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 1203 ARDEE AVENUE, NASHVILLE, TN 37216.

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 25th day of July, 2014.

DONALD L. WALLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DONALD L. WALLS, 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 25th day of July, 2014.

Notary Public

My Commission Expires: 1/26/16

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