01288-21995

ADDRESS NEW OWNER:
Robyn Johnson
David L. Johnson
Charisse A. Johnson
953 Seymour Ave.
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140063654 DEEDWARR
Recvd: 08/27/14 15:03 3 pgs
Fees:18.00 Taxes:869.50
20140827-0078343

MAP & PARCEL NOS.:
08208029000

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Coral Lee Nocton Kanies FKA Coral Lee Nocton, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robyn Johnson, unmarried, and David L. Johnson and Charisse A. Johnson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 6 in The Division of the Estate of John Hobson, deceased, a plan of which is of record in Minute Book L, Page 363, Circuit Court of Davidson County, Tennessee, and described as follows:

Beginning in the center of Seymour Avenue at the Southeast corner of A.W. Hooker's Subdivision, as of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee; thence with the center of said Avenue, easterly 50 feet, more or less; thence northwardly 208 feet to a stake; thence westwardly 50 feet, more or less, to a stake; thence southwardly 208 feet to the beginning.

Being the same property conveyed to Coral Lee Nocton from Strategic Advantages by Warranty Deed recorded on December 30, 2005, in Instrument No. 20051230-0156992, Register's Office for Davidson County, Tennessee. Coral Lee Nocton is now known as Coral Lee Nocton Kanies.

This is property with a common address of **953 Seymour Ave., Nashville, TN 37206.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Minute Book "L", Page 353, Circuit Court for Davidson County, Tennessee; (3) Any Easements and Restrictions of record.

Will Sean Kanies, spouse of Coral Lee Nocton Kanies, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

CK LK

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of August, 2014.

Coral Lee Nocton Kanies FKA Coral Lee Nocton

Coral Lee Nocton Kanies FKA Coral Lee Nocton

Will Sean Kanies

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Coral Lee Nocton Kanies FKA Coral Lee Nocton and husband, Will Sean Kanies,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **22nd** day of **August 2014.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:

My Commission Expires MAR. 7, 2017

File No. 1408-141

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $235,000.00.

Affiant

Subscribed and sworn before me this 22nd day of August, 2014.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY