WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075637 DEEDWARR
Recvd: 10/07/14 10:24 2 pgs
Fees:13.00 Taxes:318.20

20141007-0092818

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George E. Johnson III	NEW OWNER	08103024700
(NAME)	(NAME)	
2306 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffrey D. Skinner and Catherine C. Skinner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George E. Johnson III and Kimbely Graham-Johnson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 4, Kellow Acres, plat of record in Book 3842, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Plat Book was previously stated in error on the preceding Deed.

Being the same property conveyed to Jeffrey D. Skinner and Catherine C. Skinner, husband and wife by Warranty Deed dated 01/19/2009 from Federal National Mortgage Association aka Fannie Mae of record in Instrument 20090123005722, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 3842, Page 101, said Register's Office.
Restrictive Covenants of record in Book 4087, Page 776, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2306 11th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 29th day of September, 2014.

Jeffrey D. Skinner

Catherine C. Skinner

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey D. Skinner and Catherine C. Skinner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2014.

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066