BILL GARRETT, Davidson County
Trans:T20140077127 DEEDWARR
Recvd: 10/14/14 09:08 2 pgs
Fees:13.00 Taxes:610.50
20141014-0094555

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leslie B. Johnson 311 Kemper Drive S Madison, TN 37115	Same	042090- 074.00

THIS INDENTURE, made this 9th day of October, 2014 between

Diane Hooker fka Diane Ragland, married and Tina Louise Greene, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Leslie B. Johnson, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Kemper Heights, Section 2, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Northeasterly margin of Tuckahoe Drive; thence in a Northeasterly direction around a curve 38.09 feet to a point in the Southwesterly margin of Kemper Drive South; thence in a Northwesterly direction along the margin of said drive 159.28 feet to a point, a common corner of Lots 150 and 151; thence in a Westerly direction along the line between said Lots 208 feet to a point; thence in a Southeasterly direction along line 220 feet to a point in the Northwesterly margin of Tuckahoe Drive; thence along the margin of said Drive 153 feet to the point of beginning.

Being the same property conveyed to Don Lewis Greene and wife, Betty Ann Greene by Warranty Deed dated 11/15/56 from Gaines and Gaines Construction Company, Inc. of record in Book 2601, Page 81, Register's Office for Davidson County, Tennessee. Betty Ann Greene having died on 10/16/12 and Don Lewis Greene having died on 6/21/14 leaving Diane Hooker and Tina Greene as the sole heirs at law. Affidavit of Heirship of record in Instrument Number 20141014-0094554.

This is (X) improved ( ) unimproved property known as: 311 Kemper Drive S., Madison, Tennessee 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Diane Hooker **Tina Louise Greene**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Diane Hooker and Tina Louise Greene, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 9th day of October, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $165,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of October, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY