BILL GARRETT, Davidson County
Trans: T20140081427 DEEDWARR
Recvd: 10/29/14 09:16 2 pgs
Fees: 13.00 Taxes: 332.63
20141029-0099662

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $89,900.00 (Eighty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 27th day of October, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016
(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Jim Simpson and Mary Elizabeth Long Simpson<br>1606 Riverside Drive<br>Nashville, TN 37216 | Same as New Owner | 072-15-0-191.00 |

## WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **CARY L. JOHNSON AND WIFE, JEAN MARIE JOHNSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JIM SIMPSON AND WIFE, MARY ELIZABETH LONG SIMPSON,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 4 on the Plan of the Porter Road Subdivision of Lots 2-7 inclusive on Shinkle's Subdivision, of record in Book 843, Page 38, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Cary L. Johnson and wife, Diana L. Johnson by deed from James Smith and Ronnie D. Richards, a partnership, of record in Book 5416, Page 334, Register's Office for Davidson County, Tennessee and further conveyed to Cary L. Johnson, married, by deed from Diana L. Johnson, unmarried, of record in Instrument #20141017-0095865, Register's Office for Davidson County, Tennessee.**

**Cary L. Johnson having since married Jean Marie Johnson, joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as the spouse of Cary L. Johnson.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**1606 RIVERSIDE DRIVE**<br>**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 GRANTEE(S), their heirs and 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201409

**WITNESS**, this 27th day of October, 2014

Cary L. Johnson

Jean Marie Johnson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 27th day of October, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cary L. Johnson, and wife, Jean Marie Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of October, 2014.

JEFFREY M. GAISS IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires:

LTSR Number:

GTE File: 201409