BILL GARRETT, Davidson County
Trans:T20140085362 DEEDWARR
Recvd: 11/12/14 14:17 2 pgs
Fees:13.00 Taxes:323.75
20141112-0104423

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Daniel B. Johnson & wife	Lewis M. Steele, Jr.	Map 60-12
Donna Lynn Johnson	13 Thornridge Dr.	Parcel 111
218 Hart Lane	Pittsburg, PA	
Nashville, Tennessee 37207	15201-1027	

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $87,500.00.

Affiant

Subscribed and sworn to before me this 21st day of October, 2014.

Notary Public

My Commission Expires: 11/5/2016

FRANCENE KAVIN R. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lewis M. Steele, Jr.** ("Grantor") by these presents do hereby transfer, sell and convey to **Daniel Bruce Johnson and wife, Donna Lynn Johnson** ("Grantees"), their heirs, successors and assigns, all his interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 1, on the Plan of Underwoods Hart Lane Subdivision, of record in Instrument 20010817-0089096, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lewis M. Steele, Jr. by deed from Fanisesa Earsleen Corlew Ligon, f/k/a Fanisesa Earlseen Corlew and husband, Anthony Ligon of record in Instrument No. 20030911-0133243, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record and real property taxes for 2014 and subsequent years.

This is improved property known as 218 Hart Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

AND Grantor does hereby covenant with the Grantees that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this document has been executed on this the 21st day of October, 2014.

GRANTOR:

Lewis M. Steele, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis M. Steele, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2014.

Notary Public

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY