BILL GARRETT, Davidson County
Trans:T20140091572 DEEDWARR
Recvd: 12/08/14 11:02 2 pgs
Fees:13.00 Taxes:315.24
20141208-0112119

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of November, 2014, by and between William R Johnson and Roxie Johnson, husband and wife, party of the first part, and Shawntica Crump, a Single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING all of Lot No. 436, Bordeaux Hills Subdivision, Section 9, as shown by plat and survey of record in Plat Book 4175, Page 116, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to William R. Johnson and Roxie Johnson, by virtue of that certain Quit Claim Deed dated August 31, 1998, at Book 11105, Page 470, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William R Johnson by Roxie Johnson attorney-in-Fact Roxie Johnson

William R Johnson, by Roxie Johnson, Attorney In Fact Roxie Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2014, before me personally appeared Roxie Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of William R Johnson and acknowledged that she executed the same as the free act and deed of the said William R Johnson.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roxie Johnson** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal, this 21st day of November, 2014.

Memorie White
Notary Public

My commission expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Shawntica Crump
Tax Parcel No	08007010200
Property Address:	3320 Hospital Lane Nashville, TN 37218

MAIL TAX BILLS TO: New Owner

Firm File #: 20140111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

emily jones
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2014.

Notary Public

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY