G-26635-2
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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006367 DEEDWARR
Recvd: 01/27/15 08:54 2 pgs
Fees:13.00 Taxes:1402.30
20150127-0007517

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Constance Ulrich
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Constance Ulrich	Regions Bank d/b/a Regions Mortgage	08800001800
7512 Lakeview Drive	P.O. Box 2153, Dept. 2520	
Nashville, TN 37209	Birmingham, AL 35287-2520	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gail Rich Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Constance Ulrich, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, and revised June 27, 1961, as follows:

BEGINNING at a point in the northwesterly margin of Lakeview Drive at the easterly terminus of the curve lying at the northerly intersection of said Drive, and a 50 foot unnamed road, said point lying North 56 deg. East 967 feet along said northwesterly margin from the East corner of the property conveyed to Nellie R. Richards and husband, by Deed from Fred Webb Jackson and wife, as of record in Book 3255, Page 238, Register's Office for said County; thence, with said northwesterly margin North 56 deg. East 225 feet to the South corner of a 3.45 acre tract on said survey; thence, with the southwesterly line of said 3.45 acre tract North 34 deg. West 470 feet to a point; thence, South 56 deg. West 315.1 feet to the northeasterly margin of said 50 foot unnamed road; thence, with said northeasterly margin South 44 deg. East 300 feet to a point; thence, with the same around a slight curve to the right, having a radius of 858 feet, southeasterly 149.75 feet to the beginning of a curve; thence, around a curve to the left, having a radius of 25 feet, easterly 39.27 feet to the BEGINNING, containing 2.96 acres.

BEING the same property conveyed to Gail Rich Johnson and Samuel H. Johnson, her husband, by Warranty Deed dated July 13, 2001, from Pamela K. Compton, unmarried, of record in Instrument No. 20010716-0075413, Register's Office for Davidson County, Tennessee. Said interest is now vested in Gail Rich Johnson as surviving tenant by the entirety, the said Samuel H. Johnson (a/k/a Samuel Haston Johnson) died April 3, 2014.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **7512 Lakeview Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this **23rd** day of **January, 2015.**

Gail Rich Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gail Rich Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2015.**

Notary Public

My Commission Expires:

