RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150007485 DEEDWARR
Recvd: 01/30/15 09:54 4 pgs
Fees:23.00 Taxes:758.50
20150130-0008867

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 205,000.00

Affiant

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

Notary Public

My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JANE Y. VUKELICH	**JANE Y. VUKELICH**	**08111044800**
1112, 1114 & 1116 BUCHANAN STREET	**607 WOODLETT DRIVE**	**08111045000**
NASHVILLE, TN 37208	**NASHVILLE, TN 37211**	**08111044900**

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 ACKNOWLEDGE, WE,

ESTATE OF ANNIE H. JOHNSON

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

JANE Y. VUKELICH, an 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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Cephas Woodard's subdivision of Lots Nos. 5 and 6 of the Woodard property, as of record in Book 161, Page 174, Register's Office for said County.

Being the same property conveyed to Ben Lanier by deed from Willie L. Greer and wife, Peggy Joyce Greer of record in Book 5977, Page 111, Register's Office for Davidson County, Tennessee.

The said land is improved and know as, 1116 Buchanan Street, Nashville, Tennessee 37208.

Being the same property conveyed to Annie Hyde Johnson by Ben Lanier (an unmarried Man) by Warranty Deed Date February 28, 1983, of record in Book 6014 Page 389, Register's Office of Davidson County (Nashville), Tennessee.

Annie Hyde Johnson Died Testate on July 1, 2006, and pursuant to the provisions of her will on file in the Davidson County Probate Court Clerk's Office, leaving the afore-described property to her eight children including: William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson, Charmaine J. Hill and Linda D. Johnson as tenant in common in fee simple absolute.

Being the same property conveyed to Seven Remaining Children of the Deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson), Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Marion L. Wilkins (a married woman and Adult Daughter), Leslie Y. Drummond (a married woman and Adult Daughter), Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Eric M. Johnson (a married man and Adult Son) and Charmaine J. Hill (a married woman and Adult Daughter) by Quitclaim Deed from Linda D. Johnson (a single woman and Adult Daughter of Annie Hyde Johnson), recorded on the 13th day of December, 2011 in Instrument No. 20111213-0097064, in the Register's Office of Davidson County, Tennessee.

Tract II

Being Lot No. 52 on the Map of Cephas Woodard's Subdivision, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben Lanier by deed from E. Holt Ferrell and Ada B. Ferrell of record in Book 4180, Page 468, said Register's office.

Being the same property conveyed to William Henry Johnson, Sr., by deed from Ben Lainer, Sr., of record in Book 8277, Page 852, Register's Office for Davidson County, Tennessee. The said William Henry McGavock Johnson, Sr. having since died the above described property is vested in his heirs-at-law as evidenced by Affidavit of Heirship of record in Book 10234, Page 860, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1112 Buchanan Street, Nashville, Tennessee 37208.

William H. Johnson, Sr. Died October 19. 1992.

Being the same property an interest in which was conveyed by Quitclaim Deed to Annie Hyde after the death of her husband William H. Johnson, Sr. Johnson by William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson, Charmaine J. Hill and Linda D. Johnson, in 1998, of record in Book 10234, Page 862, Register Office for Davidson County (Nashville) Tennessee.

Annie Hyde Johnson Died Testate on July 1, 2006, and pursuant to the provisions of her will on file in the Davidson County Probate Court Clerk's Office, leaving the afore-described property to her eight children including: William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson, Charmaine J. Hill and Linda D. Johnson as tenant in common in fee simple absolute.

Being the same property conveyed to Seven Remaining Children of the Deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson), Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Marion L. Wilkins (a married woman and Adult Daughter), Leslie Y. Drummond (a married woman and Adult Daughter), Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Eric M. Johnson (a married man and Adult Son) and Charmaine J. Hill (a married woman and Adult Daughter) by Quitclaim Deed from Linda D. Johnson (a single woman and Adult Daughter of Annie Hyde Johnson), recorded on the 13th day of December, 2011 in Instrument No. 20111213-0097066, in the Register's Office of Davidson County, Tennessee.

Tract III

A certain tract of land in Davidson County, State of Tennessee.

Being Lot No. 53 on the Plan of Cephas of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for said County.

Being the same property conveyed to Alex A. Kennedy by deed from Hessie French as of record in Book 4200, Page 408 said Register's Office and having been willed to Alexis Anita Kennedy by her father, Alex A. Kennedy, of record in the Probate Clerk's office in Metropolitan Nashville and Davidson County, Tennessee.

Being the same property know as 1114 Buchanan Street conveyed to William H. Johnson, Sr. and wife Annie E. Hyde Johnson by Alexis Anita Kennedy by Warranty Deed Dated December 21, 1982, of record in Book 5981 Page 341, Register Office, Davidson County (Nashville) Tennessee.

William H. Johnson died on October 19, 1992, leaving Annie Hyde Johnson as the sole owner; Annie Hyde Johnson Died Testate on July 1, 2006, and pursuant to the provisions of her will on file in the Davidson County Probate Court Clerk's Office, leaving the afore-described property to her eight children including: William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson, Charmaine J. Hill and Linda D. Johnson as tenant in common in fee simple absolute.

Being the same property conveyed to Seven Remaining Children of the Deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson), Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Marion L. Wilkins (a married woman and Adult Daughter), Leslie Y. Drummond (a married woman and Adult Daughter), Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson), Eric M. Johnson (a married man and Adult Son) and Charmaine J. Hill (a married woman and Adult Daughter) by Quitclaim Deed from Linda D. Johnson (a single woman and Adult Daughter of Annie Hyde Johnson), recorded on the 13th day of December, 2011 in Instrument No. 20111213-0097069, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1112, 1114 & 1116 BUCHANAN STREET, NASHVILLE, TN 37208.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

ESTATE OF ANNIE H. JOHNSON

William H. M. Johnson, Jr, Executor
WILLIAM H. M. JOHNSON, JR., Executor

William H. M. Johnson, Jr, Heir
WILLIAM H. M. JOHNSON, JR., Heir

Starlene A. Taylor, Executrix
STARLENE A. TAYLOR, Executrix

Starlene A. Taylor, Heir
STARLENE A. TAYLOR, Heir

Marion L. Wilkins, Heir
MARION L. WILKINS, Heir

Leslie Y. Drummond, Heir
LESLIE Y. DRUMMOND, Heir

Teresa V. Hatten, Executrix
TERESA V. HATTEN, Executrix

Teresa V. Hatten, Heir
TERESA V. HATTEN, Heir

Eric M. Johnson, Heir
ERIC M. JOHNSON, Heir

Charmaine J. Hill, Heir
CHARMAINE J. HILL, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **WILLIAM H. M. JOHNSON, JR.** (as Heir & as Executor of the Estate of Annie Hyde Johnson), **STARLENE A. TAYLOR** (as Heir and as Executrix of the Estate of Annie Hyde Johnson), **MARION L. WILKINS** (as Heir), **LESLIE Y. DRUMMOND** (as Heir), **TERESA V. HATTEN** (as Heir and as Executrix of the Estate of Annie Hyde Johnson), **ERIC M. JOHNSON** (as Heir), and **CHARMAINE J. HILL** (as Heir),, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2015.

Notary Public

My Commission Expires: 11-20-15

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER