(2)

BILL GARRETT, Davidson County
Trans:T20150010056 DEEDWARR
Recvd: 02/09/15 14:09 2 pgs
Fees:13.00 Taxes:1128.50
20150209-0011941

# WARRANTY DEED

State of Tennessee
County of Davidson

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2015

Notary Public

My commission expires: 6-4-17

(AFFIX SEAL)

**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 |
|---|---|---|
| **Zach Todd** | New owner | **Map 117-08-0 Parcel 140-00** |
| **1511 Ferguson Avenue** | 4208 Dakota Ave. | |
| **Nashville, TN 37216** | Nashville, TN 37209 | |

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,

**Johnnie L. Williamson, an unmarried widow**

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

**John Todd, an unmarried man; and Zachary Todd, a married man**

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 Davidson County, Tennessee, being Lot No. 175, on the Plat of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to David Williamson and wife, Johnnie L. Williamson, by Deed dated June 21, 1974 from Robert F. Lance and wife, Lyde Ella Lance, of record in Book 4828, Page 571, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed dated August 24, 1984 to Johnnie L. Williamson, of record in Book 6367, Page 751, said Register's Office.**

**This instrument is being executed on behalf of Johnnie L. Williamson, pursuant to a Power of Attorney executed by same on the 16th day of January, 2015, of record in Instrument No. 20150209-0011940, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Page 10, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Joint Driveway Easement of record in Book 5086, Page 408, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__X__) Unimproved (____) property, known as **1511 Ferguson Avenue, 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 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 **5th** day of **February, 2015.**

Johnnie L. Williamson
by: Denita F Council atty in fact

Johnnie L. Williamson by Denita F. Council, Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 5th day of February, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Denita F. Council**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Johnnie L. Williamson** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Johnnie L. Williamson** for the purpose therein contained, by signing the name of **Johnnie L. Williamson,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **February, 2015.**

**Notary Public**

**My Commission Expires:** 2/13/17

