BILL CARRETT, Davidson County
Trans:T20150024901 DEEDWARR
Recvd: 04/06/15 11:24 3 pgs
Fees:18.00 Taxes:407.00
20150406-0029505

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

Notary Public
My commission expires: 5/23/16

04-1502-55451

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Anthony Johnson | Magna Bank | 070-08-0-221.00 |
| 1907 Lathan Court | P. O. Box 17257 | |
| Nashville, TN 37207 TN 37207 | Memphis, TN 38187-0257 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicelia Kay McFarland Rives, unmarried and Vanessa McFarland Davis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Johnson, an unmarried man, hereinafter called the Grantees, their successors 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. 7, on the Plan of Riverside Homes, of record in Book 2330, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joy M. Sims by Quitclaim Deed from Charles T. McFarland, a widower, having since died on/and or about 05/07/08, and further conveyed to Charles T. McFarland, a widower, having since died on and or about 05/07/08, a life estate, with the remainder in fee simple to Vicelia Kay McFarland Rives and Vanessa McFarland Davis by Quitclaim Deed from Joy M. Sims, Trustee, dated April 18, 2008, recorded April 22, 2008, of record in Instrument No. 20080422-0041147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1907 Lathan Court, Nashville, TN 37207, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of March, 2015.

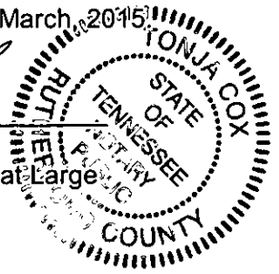
Vicelia Kay McFarland Rives

Vicelia Kay McFarland Rives

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicelia Kay McFarland Rives, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of March, 2015.




State of Tennessee at Large

My Commission expires 5/23/16

WITNESS my hand this 31 day of March, 2015.

Vanessa McFarland Davis

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~RUTHERFORD~~ Dekalb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vanessa McFarland Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna, TN~~ Stone Mountain, GA, this 31st day of March, 2015.

State of ~~Tennessee~~ Georgia at Large

My Commission expires 2/8/16

ANSON KANJIRA
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Feb. 8. 2016