This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $385,000.00.

Jennifer Caldwell
Affiant

Subscribed and sworn before me this the 2nd day of April, 2015.

Notary Public
My commission expires: 4-7-17

BILL GARRETT, Davidson County
Trans: T20150028234 DEEDWARR
Recvd: 04/15/15 11:26 2 pgs
Fees: 13.00 Taxes: 1424.50
20150415-0033274

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harold G Johnson 914 Villa Pl Nashville, TN 37212	Cash new owner	10501001800

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHERYL E. WALKER AND MELVIN WALKER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAROLD G JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 47.48 feet of Lot No. 32 on the Plan of B. F. Shields Heirs Tract of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee. Said part of lot No. 32 fronts 47.48 feet on the easterly side of Villa St., and runs back between parallel lines 140.75 feet to an alley.

Being the same property conveyed to Bertha Steele Wilson (unmarried) by warranty deed from Thomas T. Wilson Jr., and wife, Olivia Wilson of record in Book 1633, page 491, Register's Office for Davidson County, Tennessee, dated 07/26/1948 and recorded on 07/26/1948.

The said Bertha Steele Wilson died on November 22, 1998, and her will (case No. 07P-44 in the Seventh Circuit Court for Davidson County, Tennessee) devised the property to Mary Elizabeth King and Cheryl Williams. The said Mary Elizabeth King died October 12, 2000. See also Order of record in Instrument No. 20120509-0040312, said Register's Office.

*Cheryl E Walker & Cheryl Williams are one in the same.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 914 Villa Pl, Nashville, TN 37212.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 2nd day of April, 2015.

Cheryl E. Walker
Cheryl E. Walker

Melvin W. Walker
Melvin Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl E. Walker and Melvin Walker, 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 and official seal this 2nd day of April, 2015.

My commission expires:

1/15/17

Notary Public

