NEW OWNER:

Jerry Drake
4053 Buena Vista Pike
Nashville, TN 37218

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0314

Map 059 Group 10-0 Parcel 078.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150034923 DEEDWARR
Recvd: 05/06/15 10:49 2 pgs
Fees:13.00 Taxes:240.50
20150506-0041320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Five Thousand and 00/100 Dollars** (**$65,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **CHERYL D. JOHNSON FKA CHERYL HALL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JERRY DRAKE** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in City of Nashville, Davidson County, Tennessee, being Lot 31, Haynes Estates, Section One, as shown on plat of record in Plat Book 3700, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Cheryl Hall, by Warranty Deed from US Bank National Association, etc, dated July 25, 2007, and of record Instrument No. 20070816-0097858, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4053 Buena Vista Pike, Nashville, Tennessee 37218.

Cheryl D. Johnson and Cheryl Hall are one in the same.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **April, 2015**.

Cheryl D Johnson FKA Cheryl Hall

CHERYL D. JOHNSON FKA CHERYL HALL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHERYL D. JOHNSON FKA CHERYL HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 28th day of **April, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-10-2018

Erika Piland

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **65,000.00** .

Ruth C. Bates

AFFIANT

Sworn to and subscribed to before me 29th day of April, 2015.

BRITTANY T. DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

B T Dugger

NOTARY PUBLIC

My commission expires: 1-25-16