BILL GARRETT, Davidson County
Trans:T20150043984 DEEDWARR
Recvd: 06/04/15 13:48 2 pgs
Fees:13.00 Taxes:1313.50
20150604-0052414

CONNIE TAYLOR
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 355,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My commission expires: 9/21/2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Hanson **Marisa Hanson**	**USAA FEDERAL SAVINGS BANK**	**10401019900**
148 39th Ave N	**10750 MCDERMOTT FREEWAY**	
Nashville, TN 37209	**SAN ANTONIO, TX 78288-0544**	

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,

Joshua Paul Johnson, a married man

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

Paul Bryan Hanson and Marisa Hanson, as husband and wife

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. 89 and parts of Lots 88 and 90, on the plan of West Grove Subdivision, as shown on plat of record in Plat Book 421, Page 109, in the Registers Office of Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly margin of 39th Avenue North at the corner of Lots 88 and 89; thence, with the line between said Lots 88 and 89 eastwardly 110 feet; thence, southwardly 20 feet; thence, eastwardly 50 feet; thence, northwardly 92 feet, more or less, to a point 28 feet South of the corner of Lots 90 and 91; thence, westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence, with the line between said Lots 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence, with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Joshua Paul Johnson by Warranty Deed from Benjamin H. Thomas, married, dated 02/24/2012 and recorded on 02/28/2012 in Instrument Number 20120228-0017017, Register's Office for Davidson County, Tennessee. Subject property was never the sole principal residence of grantor's spouse, heirs, nor assigns.

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 148 39th Ave N, Nashville, TN 37209.

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 29th day of May, 2015.

Joshua Paul Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joshua Paul Johnson, 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 29th day of May, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY