WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051581 DEEDWARR
Recvd: 06/26/15 14:54 2 pgs
Fees:13.00 Taxes:740.00
20150626-0061843

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Sullivan	CedarStone Bank	05209018000
108 River Edge Ct. (NAME)	(NAME) 900 West Main St.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Angela Sullivan, unmarried, and Amber Hayes, unmarried, 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 parts of Lots Nos. 59, 60 and 61 on the plan of Woodale Grove Annex Subdivision of part of J.H. Gothard's Lands, of record in Book 547, pages 109 and 110, Register's Office for said County.

Said property adjoins and fronts 147.2 feet, more or less, on the southeasterly margin of Miami Avenue, as widened, and extends back 120 feet, more or less, on the southwesterly line and 119 feet, more or less, on the northeasterly line in the rear, measuring 135.5 feet thereon.

Being the same property conveyed to Michele Johnson from C.H. Travis, Jr. and spouse, Mary Frances Travis by Warranty Deed dated July 28, 2011 and recorded August 1, 2011 as Instrument No. 20110801-0058728 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2660 Miami Ave., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 3rd day of June, 2015.

By Nicole Nicholson attorney infact
Michele Johnson

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nicole Nicholson on behalf of Michele Johnson, as her lawful attorney in fact, for the purpose(s) contained herein.

WITNESS my hand and seal this 3rd day of June, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14066

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD