BILL GARRETT, Davidson County
Trans:T20150052961 DEEDWARR
Recvd: 07/01/15 10:25 2 pgs
Fees:13.00 Taxes:1176.60

20150701-0063558

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150500294

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Matthew Power Johnson **1416 Riverwood Drive** **Nashville, TN 37216**	**SAME**	**062-13-0-011.00**

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 ACKNOWLEDGED, WE,

Catherine Lem Carothers married

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

Stephen Matthew Power Johnson

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 part of Lot No. 32 on the Map of Riverwood Subdivision, as of record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee and as shown as Lot "A" on a copy of a survey made by Leonard Yokley, Engineer, Nov. 7, 1947, and described according to said survey as follows:

Beginning at a point in the Southwesterly margin of Riverwood Drive, 265 feet Southeasterly from the common corner of Lot No. 32 of said Riverwood Subdivision, and Lot No. 48 of Eastdale Place, of record in Book 547, Page 29 and 30, said Register's Office; thence along the margin of said Riverwood Drive, South 46 deg. East 85 feet, and South 67 deg. East 5 feet to the common corner of Lots A and B shown on said Yokley survey; thence with the line between said Lots A and B, South 33 deg. 39' West 156 feet to a point; thence North 53 deg. 25' West 150 feet to a point which is 210 feet Southeast of the Southwest corner of Lot No. 32; thence North 54 deg. 25' East 175 feet more or less to the beginning.

BEING the same property conveyed to Catherine Lem Carothers, a married woman, by Quitclaim Deed from Catherine Lem Carothers, formerly known as Catherine M. Lem, a married woman, joined by her spouse, James Ronald Carothers, dated 8/9/12 and recorded 8/20/12 in Instrument No. 20120820-0074556; and being the same property previously conveyed to Catherine M. Lem, by Warranty Deed from Jean C. Yount and William E. Yount, dated 7/22/09 and recorded 7/27/09 in Instrument No. 20090727-0070166, in the Register's Office of Davidson County, Tennessee.

The undersigned James Ronald Carothers spouse of Catherine Lem Carothers joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1416 Riverwood Drive, Nashville, TN 37216**
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 our hands this 30th day of June, 2015.

Catherine Lem Carothers

James Ronald Carothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Lem Carothers and husband, James Ronald Carothers the bargainor(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 and official seal at Nashville, Tennessee, this 30th day of June, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018