BILL GARRETT, Davidson County
Trans:T20150056067 DEEDWARR
Recvd: 07/10/15 12:37 2 pgs
Fees:13.00 Taxes:869.50
20150710-0067338

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57624
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Whitney R. Johnson 1954 Porter Road Nashville, TN 37206	Avenue Bank 3823 Cleghorn Avenue Nashville TN 37215

TAX MAP PARCEL NUMBERS: 07216016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natasha N. Rushing, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whitney R. Johnson, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 37 on the Map of Rosebank, Subdivision of the J.W. Church Tract, of record in Book 547, page 48, Register's Office for said County, and also known as Lot No. 5 on the Plan of Part One Porter Heights of record in Book 1130, page 44, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Natasha N. Rushing by Warranty Deed from Matthew Johns and wife, Emily Johns, dated June 17, 2011 and recorded on June 21, 2011 of record in Instrument No, 20110621-0047435, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, page 18 and amended in Book 1130, page 44, said Register's Office, which Plan shows a 65, foot minimum building setback line from Porter Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4113, page 625, said Register's Office.

This is improved property, known as 1954 Porter Road, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2015.

Natasha N. Rushing

State of Tennessee

County of Davidson

On this 9th day of July, 2015, before me the undersigned authority, personally appeared Natasha N. Rushing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY LEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Sworn and subscribed before me this 9th day of July, 2015.

Notary

GREG FAIRBANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

My Commission Expires: _____