This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$380,000.00~~ $365,000.00

Affiant

Subscribed and sworn before me this the 10th day of July, 2015.

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans: T20150059699 DEEDWARR
Recvd: 07/22/15 10:46 2 pgs
Fees: 13.00 Taxes: 1350.50
20150722-0071721

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harold Johnson 2218 11th Avenue South Nashville, TN 37204	~~Cash~~ New Owner	10513024100

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES E. JACKSON, JR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAROLD JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of W.S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, erroneously referenced as Plat Book 47, Page 83, in previous Deeds) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property:

Said Lot No. 31 fronts 50 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and extends back between parallel lines 180 feet to an alley.

Being the same property conveyed to Geneva B. Turner and Lillie Elizabeth Josephine Turner (each a 1/2 undivided interest) as joint tenants with rights of survivorship, by Quitclaim deed from Geneva B. Turner of record in Book 9680, page 866, Register's Office for Davidson County, Tennessee, dated May 17, 1995 and recorded on May 25, 1995. The said Geneva B. Turner died on September 8, 2004. The said Lillie Elisabeth Josephine Turner died on May 20, 2015 and an Affidavit of Heirship was recorded in Instrument No. 201507090-066768 in the Register's Office for Davidson County, Tennessee. The estate of Lillie Elizabeth Josephine Turner was administered in the Probate Court for Davidson County, Tennessee in Case No. 15P1056. All the heirs at law of Lillie Elizabeth Josephine Turner are her children, Charles E. Jackson, Jr. and Sabrina L. Jackson. The said Sabrina L. Jackson quitclaimed her rights, title and interest in said property to Charles E. Jackson, Jr. by quitclaim deed dated July 9, 2015, of record in Instrument No. 20150709-0066773, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2218 11th Avenue South, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of July, 2015.

Charles E. Jackson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles E. Jackson, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2015.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY