(3)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES AUGUST 20, 2017

BILL GARRETT, Davidson County
Trans: T20150074501 DEEDWARR
Recvd: 09/01/15 14:49 2 pgs
Fees: 13.00 Taxes: 798.98
20150901-0088872

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vivian C. Johnson	Farmington Mortgage, a division of CapStar Bank	Parcel ID:
1900 Argo Lane	2002 Richard Jones Rd.	172150A13600CO
Nashville, TN 37211	Nashville, TN 37215	

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

Joyce B. Rogers and James Bales and Susan Rabi and Joyce B. Rogers, Executor of the Estate of Theresa M. Bales

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Vivian C. Johnson , an unmarried woman
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. 131 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Woodrow Bales and wife, Theresa Bales by deed from Karen Elizabeth Selige, f/k/a Karen Hollingsworth, of record in Instrument 200008020076503, said Register's Office, dated July 31, 2000. The said Woodrow Bales died December 13, 2002, and title vested in Theresa Bales as surviving tenant by the entirety. The said Theresa Bales died testate on June 22, 2015, and the Will was admitted to Probate as Probate No. 15P1134, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Theresa M. Bales and Executor of the Estate of Theresa M. Bales.

This conveyance is subject to Restrictions and By-Laws of record in Book 9570, Page 22, amended in Book 10062, Page 821, and Book 9570, Page 13, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 164, said Register's Office; (3) Joint Roadway Use and Maintenance Agreement in Book 5707, Page 706; Book 5720, Page 183, said Register's Office; (4) PUD Boundary in Plat Book 7900, Page 668, said Register's Office; (5) Sewer Easement in Book 10316, page 585, said Register's Office.

The signature of James Bales and Susan Rabi is signed by his/her duly appointed Attorney-in-Fact, Joyce B. Rogers, pursuant to the Power of Attorney of record in Instrument #20150901-0088870, and Instrument #20150901-0088871, said Register's Office.

Theresa Bales and Theresa M. Bales being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1900 Argo Lane, Nashville, TN 37211

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 28th day of August, 2015.

Joyce B. Rogers

~~James~~ Bales
By: Joyce B. Rogers, as Attorney-in-Fact

Susan Rabi
By: Joyce B. ~~Rogers, as Attorney-in-Fact~~

~~Joyce B. Rogers, Executor of the Estate~~ of
Theresa M. Bales

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce B. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Joyce B. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of James Bales and Susan Rabi as their Attorney-in-Fact, as the free act and deed of the within named James Bales and Susan Rabi.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joyce B. Rogers, Executor of the Estate of Theresa M. Bales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executor of the Estate of Theresa M. Bales, and as such Executor, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.