39B

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0715-D

BILL GARRETT, Davidson County
Trans:T20150087984 DEEDWARR
Recvd: 10/15/15 14:02 2 pgs
Fees:13.00 Taxes:1665.00
20151015-0105003

WARRANTY DEED

Address of New Owners:
Betsy and Paul Phillips
924 Bradford Avenue
Nashville, TN 37204

Send Tax Bills To:
Bank of Tennessee
301 E Center St
Kingsport, TN 37660

For and 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,

Ralph Christopher Johnson and Audrey Mia Thomas, being all the devisees under the Last Will and Testament of Donzell Johnson, deceased

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Betsy Phillips and Paul Phillips, wife and husband

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 27 on the Map of Waldkirch's Subdivision, of Lot Nos. 8 and 9 of the W.L. B. Lawrence property, of record in Book 421, Page 90, in the Register's Office of Davidson County, Tennessee. Said Lot No. 27 fronts 50 feet on the Northerly side of Caroline Avenue (now Bradford Avenue) and runs back between parallel lines 160 feet to an alley, and shows 0 feet on said alley.

Being the same property conveyed to Donzell Johnson and wife, Carolyn E. Johnson, by deed from Catherine Ehemann Smith, dated May 28, 1964, and of record in Book 3765, Page 522, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Donzell Johnson, upon the death of his wife, Carolyn E. Johnson, by reason of their tenancy by the entirety. Also being the same property conveyed to Ralph Christopher Johnson and Audrey Mia Thomas, being all the devisees under the Last Will and Testament of Donzell Johnson, deceased, filed as Docket No. 15P1102, in the Probate court of Davidson County, Tennessee.

This property is subject to the right-of-way of Bradford Avenue and an alley.

This property is subject to all matters shown on a plat of record in Book 421, Page 90, in the Register's Office of Davidson County, Tennessee.

This property is subject to an agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, of record in Book 5517, Page 334, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 924 Bradford Avenue, Nashville, TN 37204

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Ralph Christopher Johnson executes this Warranty Deed on behalf of Audrey Mia Thomas as her Attorney-In-Fact pursuant to the Specific Power of Attorney dated October 8, 2015, of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

Witness our hands this 9th of October, 2015.

Ralph Christopher Johnson

Audrey Mia Thomas

By: Ralph Christopher Johnson, Attorney in Fact

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Christopher Johnson, individually and as Attorney In Fact for Audrey Mia Thomas, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained, both individually, and as Attorney in Fact for Audrey Mia Thomas.

Witness my hand and official seal this the 9th day of October, 2015.

ROSELAND Y. MCLAURIN NOTARY PUBLIC FULTON COUNTY, GA

Notary Public

My Commission Expires: 9/2/2017

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2015.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/8/18

Map: 105 13 0
Parcel: 317.00