BILL GARRETT, Davidson County
Trans:T20150104593 DEEDWARR
Recvd: 12/10/15 15:10 2 pgs
Fees:13.00 Taxes:277.50
20151210-0124540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF December, 2015

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: MAR 08 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-11-0-158.00
(NAME)	(NAME)	
1729 17th Ave. North	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, **RUTH ELLEN JOHNSON, EXECUTRIX of the Estate of Sadie Galloway Johnson,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,.** HEREINAFTER CALLED THE GRANTEE(S), 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 the southerly one-half of Lot No. 398, as shown on the map entitled D. T. McGavock and Others Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DR. A. P. JOHNSON, SR. AND HIS WIFE SADIE RUTH JOHNSON, by deed from , of record in Book 2283, page 445, dated May 24, 1954, said Register's Office. Dr. A. P. Johnson, Sr. conveyed his interest in said property to Sadie G. Johnson by Quitclaim Deed of record in Book 6195, page 67, dated December 1,1983, said Register's Office. Sadie G. Galloway having since died on or about September

3, 2007. The Will of Sadie G. Johnson a/k/a as Sadie Galloway Johnson of record in Volume No. 07P1988 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Ruth Ellene Johnson was appointed Executrix of the Will of Sadie Galloway Johnson with the power to sell said real estate.

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.

Executed by my hand this 4 Day of December 2015.

Seller:

Ruth Ellene Johnson, Exe.
Ruth Ellen Johnson, Executrix of the Estate of Sadie Galloway Johnson

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 Ruth Ellen Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such.

Witness my hand and Official Seal this 4 Day of December 2015.

Notary Public My Commission Expires: 05-08-2017

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201