WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $87,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01-09-16

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/21/15 08:34 3 pgs
Fees:18.00 Taxes:321.90
20151221-0127602

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Summey	Clarence Summey	08111015100
(NAME)	(NAME)	
1616 22nd Ave N	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 Lot(s) 56, as shown on the map entitled S. A. Champion's Subdivision, of record as Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 56 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to ALFONSO P. JOHNSON and SADIE GALLOWAY JOHNSON, by deed from ALFRED C. GALLOWAY and wife, LETTIE S. GALLOWAY, of record as Book 2290, page 68, dated June 16, 1954, said Register's Office.

Being further conveyed to SADIE G. JOHNSON by deed from DR. A.P. JOHNSON, SR., all of his one-half (1/2) undivided interest, of record as Book 6122, page 257, dated August 18, 1983, said Register's Office.

SADIE G. JOHNSON, A/K/A SADIE GALLOWAY JOHNSON has since died testate, on or about September 3, 2007. Her Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 07P1988. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Ruth Ellene Johnson.

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 Ellen 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

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

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