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BILL GARRETT, Davidson County
Trans:T20160010540 DEEDWARR
Recvd: 02/08/16 12:46 2 pgs
Fees:13.00 Taxes:314.50
20160208-0011926

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC J. DYKE ATUM DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry S. Hood and Sarah J. Hood	Henry S. Hood and Sarah J. Hood	09111030800
(NAME)	(NAME)	
406 Hyde Park	406 Hyde Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Claude R. Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Henry S. Hood and Sarah J. Hood, husband and wife,** 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 Nos. 806 and 808 in Block No. 115, Plan No. 1, West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Claude R. Johnson by deed dated November 30, 2015 from Henry S. Hood and wife, Sarah J. Hood by deed of record in Instrument No. 20151202-0121528, Register's Office for Davidson County, Tennessee.

Excluded from this conveyance is that certain Mobile Home currently placed on said property and is note the Grantors to convey.

unimproved ☐

This is improved ☑ property, known as 4903 Alabama Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 5th day of February, 2016.

Claude R. Johnson

State of Tennessee
County of Davidson

Personally appeared before me Claude R. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of February, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Hoodh

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN