BILL GARRETT, Davidson County
Trans:T20160016547 DEEDWARR
Recvd: 02/29/16 15:33 2 pgs
Fees:13.00 Taxes:980.50

20160229-0019192

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Affiant Subscribed and sworn to before me, this the 25th day of February, 2016. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Teesdale Properties, LLC	New Owner	
221 Lewisburg Avenue		104-08-0-390-00,
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE A. JOHNSON, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEESDALE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 North 60 feet of Lot No. 61 on the Plan of O. B. Hayes Large Lots, called Rokeby of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 61 fronts 60 feet on the easterly side of Villa Street, and runs back between parallel lines 159.47 feet, more or less, to a point half way between said Street and 15th Avenue South.

Being the same property conveyed to Buford F. Drake and wife, Juanita S. Drake by Warranty deed from Luvada Maney of record in Book 2751, page 25, Register's Office for Davidson County, Tennessee, dated June 2, 1958 and recorded on June 2, 1958. Buford and Juanita Drake having since died Buford predeceasing Juanita. Juanita left this property to her grandchildren Bruce A. Johnson Jr. and Tiffany R. Johnson in her Will probated at Docket 06P784 in the Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Lerlie Cleveland, Trustee of Testamentary Trust f/b/o Bruce A. Johnson, Jr., a one-half undivided interest, as a tenant in common, and to Tiffany R. Johnson, individually, a one-half undivided interest, as a tenant in common by Executor's Quitclaim deed from Lerlie Cleveland, Executrix of the Estate of Juanita S. Drake of record in Instrument No. 20081208-0118522 Register's Office for Davidson County, Tennessee, dated August 3, 2008 and recorded on August 8, 2008.

Being the same property conveyed to Bruce A. Johnson, Jr., individually, a one-half undivided interest by Quitclaim deed from Lerlie Cleveland, Trustee of Testamentary

Trust f/b/o Bruce A. Johnson, Jr. of record in Instrument No. 20110121-0005876 Register's Office for Davidson County, Tennessee, dated January 14, 2011 and recorded on January 21, 2011.

Being the same property conveyed to Bruce A. Johnson, Jr., an unmarried man by Quitclaim deed from Tiffany R. Johnson, an unmarried woman of record in Instrument No. 20160229-0019191, Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1702 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2016.

Bruce A. Johnson, Jr.

Bruce A. Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce A. Johnson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018