WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-1094

BILL GARRETT, Davidson County
Trans: T20160017163 DEEDWARR
Recvd: 03/02/16 11:13 2 pgs
Fees: 13.00 Taxes: 407.00
20160302-0019906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $110,000.00 (One Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of February, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: William C. Howell 5420 Hickory Park Drive Antioch, TN 37013	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBER: 16216007200

WARRANTY DEED

FOR AND IN 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, I/WE, **JEAN M. JOHNSON AND HUSBAND, CARY LEE JOHNSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM C. HOWELL, AN UNMARRIED MAN,** 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 No. 49-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 40 through 56 and 58 through 66 as of record in Book 6250, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean M. Ward, unmarried, by Warranty Deed from Lisa Williams, unmarried, of record in Instrument No. 20070912-0109275, Register's Office for Davidson County, Tennessee dated 09/10/2007 and recorded 09/12/2007. The said Jean M. Ward having since married now known as Jean M. Johnson.

Cary Lee Johnson, spouse of Jean M. Johnson, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Being also known as 5420 Hickory Park Drive, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 5420 HICKORY PARK DRIVE ANTIOCH, TN 37013

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016014102

WITNESS, this 29th day of February, 2016

Jean M. Johnson

Cary Lee Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of February, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jean M. Johnson and Cary Lee Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of February, 2016.

Notary Public

Commission Expires: _____

JEFFREY M. BRASIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2016014102