WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034390 DEEDWARR
Recvd: 04/26/16 14:38 2 pgs
Fees: 13.00 Taxes: 481.00
20160426-0040680

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Leigh Johnson Christopher N. Johnson	new owner	06008009600
(NAME)	(NAME)	
700 N. 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, We, **Juan Diaz Escoto and Rosa Garcia Diaz, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Leigh Johnson and Christopher N. Johnson,** wife and husband 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 No. 4 on the Plan of Bakerwoods, Section One, of record in Book 7900, Page 694, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan Diaz Escoto, married, by Warranty Deed from Carl Blackman and wife, Jenita A. Blackman dated April 30, 2003 of record in Instrument No. 20030530-0073255, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 216 Broadmoor, Nashville, TN 37207
(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 25th day of April, 2016.

Juan Diaz Escoto
Juan Diaz Escoto

Rosa Garcia Diaz
Rosa Garcia Diaz

State of Tennessee
County of Williamson

Personally appeared before me Juan Diaz Escoto and Rosa Garcia Diaz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2016.

Notary Public
My Commission Expires:

File No.: 10583

