Prepared by:
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BILL GARRETT, Davidson County
Trans:T20160035231 DEEDWARR
Recvd: 04/28/16 15:49 2 pgs
Fees:13.00 Taxes:925.00

20160428-0041725

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael A. Johnson	new owner	072130424.00
1104 Douglas Avenue		
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William B. Hughes and Maegen R. Hughes hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael A. Johnson, unmarried 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:

Being Lot No. 14 on the The Map of Eastland Baptist Church Subdivision of Blocks B & C of Young Wilhoite's Plan of The Douglas Property of record in Book 421 Page 155 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maegan Endert by deed from Robert F. Pring of record in Instrument No. 20090918-0087306 and Maegan R. Hughes f/k/a Maegan Endert conveyed an interest to William B. Hughes and wife Maegan R. Hughes by deed of record in Instrument No. 20150316-0022327 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of The Map of Eastland Baptist Church Subdivision of Blocks B & C of Young Wilhoite's Plan of The Douglas Property of record in Book 421 Page 155 Register's Office for Davidson County, Tennessee

This property is improved property known as 1104 Douglas Avenue, Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 28 day of April, 2016.

William B. Hughes

Maegen R. Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Hughes and Maegen R. Hughes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09394