RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160156

Davidson County DEEDWARR
Recvd: 06/01/16 09:05 2 pgs
Fees:13.00 Taxes:344.47
20160601-0054759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$95,100.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,400.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

MAR-162857

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagy Foad Nagy and Magdaline Fransis 3113 Woodymore Drive Antioch, TN 37013	NEW OWNER	150 06 0 143.00

FOR AND IN CONSIDERATION of the sum of Ninety Five Thousand One Hundred and 00/100 Dollars ($95,100.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA SUE JOHNSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NAGY FOAD NAGY AND MAGDALINE FRANSIS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 29-A on the Plan of Zone Lot Division of Lots 28 & 29, Woodymore Heights, Section 2, as of record in Plat Book 6900, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Sue Johnson, unmarried, by Cash Deed for Tennessee from The Secretary of Housing and Urbank Development of Washington, D.C., dated 9/28/2009, recorded 10/2/2009, of record in Instrument No. 20091002-0091549 and corrected by Scrivener's Affidavit in Instrument No. 20100203-0008608, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3113 Woodymore Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of May, 2016.

Barbara Sue Johnson

BARBARA SUE JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Barbara Sue Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of May, 2016.

JAMIE R. STEELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018