BILL GARRETT, Davidson County
Trans: T20160045863 DEEDWARR
Recvd: 06/01/16 09:13 2 pgs
Fees: 13.00 Taxes: 610.50
20160601-0054772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 27TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Block, a single person	Richard Block (NAME)	05811002700
1150 Shelton Ave., (ADDRESS)	1150 Shelton Ave., (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Clint H. Johnson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard Block, a single person, hereinafter called the Grantees, their heirs and assigns, that 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. 20 ON THE PLAN OF ROYAL HILLS SUBDIVISION, SECTION 1, OF RECORD IN BOOK 4675, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 85 FEET ON THE SOUTHEASTERLY SIDE OF LUNN DRIVE AND EXTENDS BACK 201.77 FEET ON THE NORTHWESTERLY LINE AND 206.46 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 107.61 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLINT H. JOHNSON, UNMARRIED, BY WARRANTY DEED FROM MELVIN E. BROWN AND WIFE BETTY R. BROWN, OF RECORD AT BOOK 6025, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CLINT H. JOHNSON, BEING THE SAME PERSON AS CLINT HARMON JOHNSON, SR., SINCE DIED TESTATE, AND HIS WILL WAS ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, CASE 16P-209. BY ORDER OF SAID COURT ENTERED MAY 20, 2016, THE CONTRACT WITH RICHARD BLOCK BY WHICH THIS CONVEYANCE IS MADE WAS RATIFIED BY THE COURT, THE WITHIN PROPERTY WAS DIVESTED FROM THE HEIRS OF CLINT HARMON JOHNSON, SR., ALSO KNOWN AS CLINT H. JOHNSON, AND VESTED IN THE ESTATE OF CLINT HARMON JOHNSON, AND SAMUEL JOHNSON, JR., AS EXECUTOR, WAS ORDERED TO EXECUTE A DEED OF CONVEYANCE.

CLINT H. JOHNSON AND CLINT HARMON JOHNSON, SR AND CLINT H. JOHNSON, SR.. BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3825 Lunn Drive, Nashville, TN 37218
(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

WARRANTY DEED
(Continued)

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 hand(s) this 27th day of May, 2016.

Estate of Clint Harmon Johnson, Sr.

BY: Samuel Johnson Jr EXE
Samuel Johnson, Jr., Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Johnson, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072