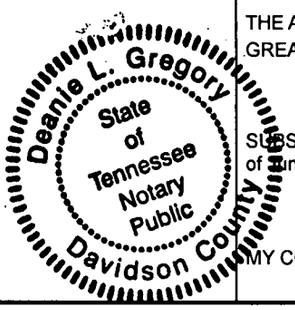
WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

x James Johnson Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160056272 DEEDWARR
Recvd: 07/01/16 09:35 2 pgs
Fees:13.00 Taxes:481.00

20160701-0067392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES JOHNSON, JR. AND WIFE, RAMONA JOHNSON	James Johnson Jr.	04313015400 and 04313015300
(NAME)	(NAME)	
753 Florence Circle	753 Florence Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JANETTE L. DUKE, nka JANETTE L. ROBERTS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES JOHNSON, JR. AND WIFE, RAMONA JOHNSON, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tracts or parcels of land located in Davidson County, Tennessee, being described as follows to wit:

Land In Davidson County, Tennessee, being Lot No. 1, on the Resubdivision of Lots 7,8,15 &16 Forrest Park Subdivision for Madison University, of record in Plat Book 4715, Page 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and complete legal description.

AND

Land in Davidson County, Tennessee, being Lot No. 2, on the Resubdivision of Lots 7,8,15 & 16 Forrest Park Subdivision for Madison University, of record in Plat Book 4715, Page 189, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more comprehensive and complete legal description.

The above properties are the same property conveyed to William A. Perry and wife, Janette L. Perry by Warranty Deed from Homer E. Chance and E. C. Chance which deed is dated June 13, 1972 and recorded in Book 4610, Page 127, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Deed of Correction of record in Book 5857, Page 854, said Register's Office. Further being the same property conveyed to Janette L. Duke by Quitclaim Deed from William L. Perry pursuant to a certain Divorce Decree, Case No. 89D-714, which Quitclaim Deed is of record in Book 8029, Page 689, Register's Office for Davidson County, Tennessee.

NEITHER OF THE ABOVE DESCRIBED TRACTS ARE THE PRINCIPAL RESIDENCE OF THE HEREIN GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE RESUBDIVISION OF LOTS 7, 8, 15 & 16, FORREST PARK SUBDIVISION FOR MADISON UNIVERSITY, OF RECORD IN PLAT BOOK 4715, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF BRAWNER AVENUE, MAPLE STREET AND 2ND AVENUE.

unimproved ☐

This is improved ☑ property, known as 200 2nd Avenue, Madison, TN 37115
110 Brawner Avenue, Madison, TN 37115
(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 30th day of June, 2016.

Janette L. Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janette L. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115