ADDRESS NEW OWNER:
Gerald M. Johnson
P.O. Box 17158
Nashville, Tennessee 37217

SEND TAX BILLS:
Gerald M. Johnson
P.O. Box 17158
Nashville, Tennessee 37217

Map: 119-1
Parcels: 146, 147 and 148

BILL GARRETT, Davidson County
Trans:T20160069649 DEEDQC
Recvd: 08/11/16 12:24 5 pgs
Fees:27.00 Taxes:0.00
20160811-0083645

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Bonnie I. Johnson, a divorced person, hereinafter referred to as the "Grantor", my heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce between entered into between the parties, do hereby bargain, sell, release, remise, quitclaim, and convey in fee simple unto **GERALD M. JOHNSON,** hereinafter the "Grantee" individually, his heirs and assigns, all my right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to J. Gil Fuqua, Jr. by deeds from Betty C. Lankford, married, of record as Instrument Nos. 200006160060161, 200006160060162, and 200006160060163 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gerald Johnson, and wife, Bonnie I. Johnson, of record as Instrument No. 20010620-0065518 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320-324 Rose Street, Nashville, Tennessee 37210.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 3rd day of August 2016:

Bonnie I. Johnson

BONNIE I. JOHNSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie I. Johnson, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 3rd day of August 2016.

RENEE THOME STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Renee Thome

Notary Public
My commission expires: 03-24-2020

Witness my hand this 25 day of July 2016:

Gerald M. Johnson

GERALD M. JOHNSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald M. Johnson, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 25TH day of July 2016.

Jacquie Putty

Notary Public

JACQUIE PUTTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 7, 2017

160621j

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a) (3) (E).

Bonnie I Johnson
AFFIANT – Bonnie I. Johnson

Subscribed and sworn to before me this 3rd day of August 2016.

Renee Thorne
NOTARY PUBLIC
My commission expires: 03-24-2020

RENEE THORNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a) (3) (E).

Gerald M Johnson
AFFIANT – Gerald M. Johnson

Subscribed and sworn to before me this 25TH day of July 2016.

Jacquie Putty
NOTARY PUBLIC

JACQUIE PUTTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 7, 2017

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889

160621j

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

BEING Lot No. 145 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29, and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property, but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivison of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small block of 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot 148 southwardly 82.0 feet to a point, thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.

TRACT III:

BEING Lot No. 147 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, and a small part of Block 19, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being a part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.