This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd, Ste 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 09511017500

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Sally Jaye Smithwick
419 Blue Hills Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARRY W. JOHNSON, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SALLY JAYE SMITHWICK , A SINGLE WOMAN,**"Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Merry Oaks Subdivision, Section 2, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Barry W. Johnson, married, by Warranty Deed from Linda C. Ball-Middleton, Trustee of The Scarlet Revocable Trust, dated July 5, 2004, dated July 31, 2009, appearing of record in Instrument No. 20090804-0072888 , of the Register's Office for Davidson County, Tennessee.

Kathleen Johnson joins herein to convey any and all marital rights she may have in and to the property by virtue of her marriage to Barry W. Johnson.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee

This is improved property known as 2402 Springview Drive, Nashville, TN, 37214.

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

The undersigned covenants with the said Grantee(s) that she are lawfully seized and possessed of said parcel of real estate, and that she have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of August, 2016

BILL GARRETT, Davidson County
Trans:T20160076117 DEEDWARR
Recvd: 08/31/16 10:40 2 pgs
Fees:13.00 Taxes:669.70
20160831-0091277

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Barry W. Johnson

Kathleen Johnson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barry W. Johnson and Kathleen Johnson, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of August, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-5-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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