WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Maria Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Brown	People's Home Equity	15001009200
(NAME)	(NAME)	
2720 Mossdale Dr.	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald Eugene Johnson, Trustee of the Johnson Family Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Brown, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Map of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Eugene Johnson and Maxine Holman Johnson, Trustees of the Johnson Family Revocable Living Trust, dated August 23, 2005 by deed from Ronald Eugene Johnson and wife, Maxine Holman Johnson of record in Instrument No. 20160919-0098060, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2720 Mossdale Dr., Nashville, TN 37217
(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 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.

BILL GARRETT, Davidson County
Trans:T20160088216 DEEDWARR
Recvd: 10/06/16 13:48 2 pgs
Fees:13.00 Taxes:777.00
20161006-0105890

Witness my/our hands this 6th day of October, 2016.

Ronald Eugene Johnson Trustee

Ronald Eugene Johnson, Trustee of the Johnson Family
Revocable Living Trust

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Eugene Johnson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the trustee of the **Johnson** Family Revocable Living Trust, the within named bargainor, and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of **the Johnson Family Revocable Living Trust** as **Trustee**.

WITNESS my hand and seal this 6th day of October, 2016.

Notary Public ~~Mindy Kelchner~~
My Commission Expires:

File No.: 11362

