BILL GARRETT, Davidson County
Trans:T20160094798 DEEDWARR
Recvd: 10/26/16 15:51 2 pgs
Fees:13.00 Taxes:510.23
20161026-0113411

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,900.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2016.

Notary Public

My commission expires: 11/05/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ruby Jefferson	NEW OWNER	
212 Duling Avenue		043-09-0-287.00
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHASE JOHNSON AND HEATHER Y. JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBY JEFFERSON AND JERRY JEFFERSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 4, of Block P on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 55 feet on the South side of Duling Avenue and extends back between parallel lines 165 feet to a dead line in the rear on which it measures 55 feet thereon.

Being the same property conveyed to Chase Johnson and Heather Y. Johnson, husband and wife by Warranty deed from Cumberland Properties, LLC of record in Instrument No. 20070416-0045134 Register's Office for Davidson County, Tennessee, dated April 02, 2007 and recorded on April 16, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 212 Duling Avenue, Madison, TN 37115.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of October, 2016.

Chase Johnson

Heather Y. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chase Johnson and Heather Y. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of October, 2016.

Notary Public

My Commission Expires: 7-2-18

