WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096391 DEEDWARR
Recvd: 11/01/16 09:50 3 pgs
Fees:18.00 Taxes:1850.00
20161101-0115247

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on October 31, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29872SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremiah Johnson & Ashley Johnson 4713 Hazelwood Circle Nashville, TN 37220	NEW OWNER(S)	132-14-066

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William M. Billips and wife, Gwen M. Billips, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jeremiah Johnson and wife, Ashley Johnson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 6 on the Revised Plan of Hazlewood, of record in Book 2133, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 220 feet on the westerly side of Hazlewood Circle and runs back between lines 231.7 feet on the northerly line and 231 feet on the southerly line to a dead line in the rear on which it measures 220 feet.

Being the same property conveyed to William M. Billips and wife, Gwen M. Billips by Deed dated 2/14/75 from James G. Holder and wife, Bettye T. Holder of record in Book 4890, page 917, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record in Book 2133, page 97, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7043, page 216, Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4713 Hazelwood Circle, Nashville, TN 37220.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my/our hand(s) this 31st day of October, 2016.

William M Billips by Bobbie Cooper his attorney-in-fact

William M. Billips by Bobbie Cooper, His Attorney-In-Fact

Gwen M Billips by Bobbie Cooper her attorney-in-fact

Gwen M. Billips by Bobbie Cooper, Her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William M. Billips, as his Attorney in Fact, as the free act and deed of the within named William M. Billips. Witness my hand and official seal on October 31, 2016.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gwen M. Billips, as her Attorney in Fact, as the free act and deed of the within named Gwen M. Billips. Witness my hand and official seal on October 31, 2016.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 1-9-18



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE