WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Hart	Susan Hart	07211022400
(NAME)	(NAME)	
1421 Ann St.	13 Dove Place	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Novato, CA 94949	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Laura Johnson, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Hart,** unmarried THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 2 OF T.E. GUTHRIES UNRECORDED SUBDIVISION OF LOTS NOS. 58 AND 59 ON THE PLAN OF W.J. MYERS SUBDIVISION MAXEYS ADDITION TO BROWNSVILLE, OF RECORD IN BOOK 332, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 58 FRONTING 50 FEET ON THE EAST SIDE OF PENNINGTON AVENUE, LOT 59 FRONTS 70 FEET ON THE EAST SIDE OF PENNINGTON, BOTH LOTS EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR. THE SOUTH LINE OF LOT 59 BEING THE NORTH LINE OF ANN STREET, SAID TWO LOTS HAVE BEEN RESUBDIVIDED BY THE SAID T.E. GUTHRIES SO AS TO MAKE THREE LOTS FRONTING ON ANN STREET OF 50 FEET EACH. THE SAID 3 LOTS ARE NUMBERED CONSECUTIVELY 1, 2 AND 3 BEGINNING AT PENNINGTON AVENUE, MAKING LOT NO. 2 HEREIN CONVEYED FRONT 50 FEET ON THE NORTH SIDE OF ANN STREET AND EXTEND BACK BETWEEN PARALLEL LINES 120 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LAURA JOHNSON, AN UNMARRIED WOMAN, BY QUITCLAIM DEED FROM JEFF JOHNSON AND LAURAN JOHNSON, DIVORCED, DATED MARCH 12, 2015, OF RECORD IN INSTRUMENT NO. 20150312-0021209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PARCEL CONVEYED TO JEFF JOHNSON AND LAURA JOHNSON FROM MISTY TOBITT AND RANDY TOBITT, BY VIRTUE OF A DEED DATED 2/9/2007, RECORDED 2/21/2007, IN DEED AS INSTRUMENT NO. 20070221-0021519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1421 ANN ST., NASHVILLE, TENNESSEE 37216.

Davidson County DEEDWARR
Recvd: 11/14/16 14:53 2 pgs
Fees:13.00 Taxes:902.80
20161114-0119897

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1421 Ann St. Nashville TN 37216

(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 Witness our hands 11/10/16.

Laura Johnson

Laura Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Laura Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 11/10/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10, 2018

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY