BILL GARRETT, Davidson County
Trans:T20160106062 DEEDWARR
Recvd: 12/02/16 10:28 2 pgs
Fees:13.00 Taxes:980.50

20161202-0126534

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Molloy 1710 Fatherland Street Nashville, TN 37206	New Owner	083-14-0-202-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andy Johnson and Jackie Johnson and John Johnson and Tonya Ayers Givens,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Molloy and Kacy Molloy, husband and wife,** hereinafter called the Grantee(s), 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. 19 on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Johnson and wife, Virginia L. Johnson by Warranty deed from Del Ray Homes, INC. of record in Book 3921, page 305, Register's Office for Davidson County, Tennessee, dated August 9, 1965 and recorded on August 9, 1965. (Value or consideration shown in aforementioned deed $10.00.) Being also known as 1710 Fatherland Street Nashville, TN 37206.

Virginia L. Johnson died September 19, 2013, having been predeceased by her husband John C. Johnson. Per her Will probated at Docket 14P1636, she left the property to her children, Orville Johnson, Andy Johnson (Joseph Andrew Johnson), Theresa Ayers and Jackie Johnson. The Order for Probate Only was recorded in the Register's Office at Instrument No. 20141028-0099547.

The said Orville Johnson, unmarried, having died on April 3, 2015 in Davidson County, Tennessee, leaving his only child, John Johnson, surviving, as his only heir at law per Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20161202-0126526 20161202-0126527, 20161202-0126528, 20161202-0126529 Register's Office for Davidson County, Tennessee.

The said Theresa Darlene Ayers, unmarried, having died on September 23, 2015 in Davidson County, Tennessee, leaving her only child, Tonya Ayers Givens, as her only heir, per Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20161202-0126530 20161202-0126531, 20161202-0126532, 20161202-0126533, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and therefore not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This property is improved property known as **1710 Fatherland Street, Nashville, TN, 37206.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 27th day of October, 2016.

Andy Johnson

Jackie Johnson

John Johnson

Tonya Ayers Givens

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 **Andy Johnson, Jackie Johnson, John Johnson, and Tonya Ayers Givens** the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at this the 27th day of October, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016104815