BILL GARRETT, Davidson County
Trans:T20170009546 DEEDWARR
Recvd: 02/01/17 14:14 4 pgs
Fees:23.00 Taxes:1332.00
20170201-0010824

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M175894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 31st day of January, 2017.

Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Eric Jones Shelia McMorrow 2804 Acklen Avenue Nashville, TN 37212	New Owner	118-10-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joyce Annette Smith, individually and as heir and devisee of the Estate of Bobbie Johnson, and Terrence Victor Johnson, individually and as heir and devisee of the Estate of Bobbie Johnson, and Freeman Johnson, Jr., individually and as executor and heir and devisee of The Estate of Bobbie Johnson** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Eric Jones and Shelia McMorrow AKA Sheila Jones, husband and wife**, 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. 25 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for said County, described as follows:

Beginning on the Westerly margin of McNairy Lane, at the corner of Lots Nos. 25 and 59; thence Westwardly with the line between Lot No. 25 and Lots Nos. 58 and 59, 150 feet to the common corner of Lots Nos. 25, 26, 57 and 58; thence Southwardly with the line between Lots 25 and 26, 200 feet to the Northerly margin of Marengo Lane; thence with the Northerly margin of Marengo Lane Eastwardly 38.9 feet to the beginning of a curve; thence with said curve, Northeastwardly 56.5 feet to the Westerly margin of McNairy Lane; thence with said Lane, Northwardly 195.5 feet to the beginning.

Being the same property conveyed by Warranty Deed from Chester E. Little and wife, Linnie Yates Little to Freeman Johnson and wife, Bobbie W. Johnson, as recorded on the 23rd day of November, 1971 in Deed Book 4555, Page 759, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by the Last Will and Testament of Bobbie Johnson to Freeman Johnson Jr., Joyce Annette Smith and Terrence Victor Johnson, of record in Instrument No. 20150904-0090626, Register's Office for Davidson County, Tennessee. Bobbie Johnson having since died on March 4, 2000, her estate having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, docket number 03P1882. Freeman Johnson having predeceased Bobbie Johnson, having since died on August 14, 1993.

This is Improved property located at: 900 Marengo Lane, Nashville, TN 37204

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Terrence Victor Johnson, by Joyce Annette Smith pursuant to the Power of Attorney executed by Terrence Victor Johnson, on May 23, 2016, of record in 20170201-0010822, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument was executed on behalf of Freeman Johnson Jr., by Joyce Annette Smith pursuant to the Power of Attorney executed by Freeman Johnson Jr. on August 3, 2016, of record in 20170201-0010823, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 31st day of January, 2017.

The Estate of Bobbie Johnson

X By: Joyce Annette Smith
Joyce Annette Smith, Individually

X By: Terrence Victor Johnson by Joyce Annette Smith as his attorney in fact.
Terrence Victor Johnson, Individually by Joyce Annette Smith as his attorney- in fact

X By: Freeman Johnson Jr. by Joyce Annette Smith as his attorney-in-fact -
Freeman Johnson, Jr, Individually. by Joyce Annette Smith as his attorney-in-fact

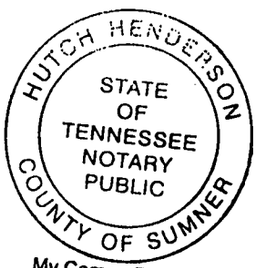
X By: Freeman John Jr. by Joyce Annette Smith as his attorney in fact
Freeman Johnson, Jr, as executor. by Joyce Annette Smith as his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joyce Annette Smith,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2017.



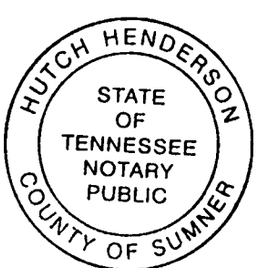
Notary Public
My Commission Expires: 2/25/20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Joyce Annette Smith pursuant to the Power of Attorney executed by Terrence Victor Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Terrence Victor Johnson, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 31st day of January, 2017.



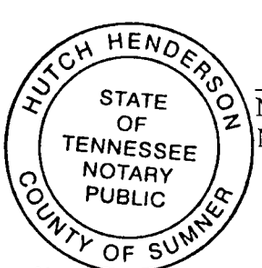
Notary Public
My Commission Expires: 2/25/20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Joyce Annette Smith pursuant to the Power of Attorney executed by Freeman Johnson Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Freeman Johnson Jr., as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 31st day of January, 2017.



Notary Public
My Commission Expires: 2/25/20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Joyce Annette Smith pursuant to the Power of Attorney executed by Freeman Johnson Jr., as executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Freeman Johnson Jr., as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 31st day of January, 2017.



Notary Public
My Commission Expires: 2/25/20

EXHIBIT "A"
TO Warranty Deed
From: The Estate of Bobbie Johnson
To: Robert E Jones and Sheila McMorrow AKA Sheila Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

X Joyce Smith
Affiant

WITNESS my hand and seal at office this 31st day of January, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2/25/20