This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1039**

BILL GARRETT, Davidson County
Trans:T20170023147 DEEDWARR
Recvd: 03/20/17 08:36 2 pgs
Fees:13.00 Taxes:175.75
20170320-0026561

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/15/2017**, by and between **Karen Johnson pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument Number 20170111-0003062,** parties of the first part, and **Harold D Plemons**
, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 28B Zone Lot Division of Lot 28 of the Resubdivision of Lot 33 on the Plan of John J. Rucker Subdivision as of record in Book 6250, Page 651, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Johnson pursuant to the authority granted by Order of the Court of Common Pleas, Division of Domestic Relationships, as enrolled in Tennessee by Order recorded in Instrument Number 20170111-0003062, said Register's Office. Further being the same property conveyed to Karmadi Joal Mills by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, Book 10514, Page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **71 2 96**
☒ Improved **438 Roger Williams Ave, Nashville, TN 37207**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Karen Johnson

STATE OF Pennsylvania

COUNTY OF Montour

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Karen Johnson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~14th~~ 13th day of March, 2017..

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michelle L. Zerbe, Notary Public
Danville Boro, Montour County
My Commission Expires Jan. 31, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My Commission Expires:

****

Owner's Name: **Harold D Plemons** ~~**and Carolyn R. Plemons**~~ MC

and Address: **438 Roger Williams Ave, Nashville, TN 37207**

Mail tax bills to Harold D. Plemons
7000 Bay Cove Trl, Nashville TN 37221

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$47,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 14th day of March, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM