WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028460 DEEDWARR
Recvd: 04/04/17 15:05 2 pgs
Fees:13.00 Taxes:788.10
20170404-0033028

File No. TE0002555

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Johnston	NEW OWNER	095 04 0 230.00
(NAME)	(NAME)	
159 Spring Valley Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles L. Johnston,** an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Johnston, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.1 on the unrecorded plan of the Resubdivision of Lots 71 and others on the Plan of Bluefields of record in Book 843, page 34, Register's Office for said County, said Lot No. 1 being part of Lot Nos. 75 and 76 on said recorded Plan of Bluefields, and being described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, dated May 24, 1952, as follows:

Beginning at a point in the northerly margin of Spring Valley Road, 32 feet west of the common corners of Lots 75 and 76; thence northerly 245 feet to a point in the line between Lots Nos. 67 and 75, which point is 40 feet west of the common corner of Lots 66, 67, 75 and 76; thence easterly with the line between Lots 67 and 75, 40 feet to the common corner of Lots 67 and 66; and continuing in an easterly direction along the line between Lots 66 and 76, 53 feet to a point, which is 53 feet east of the common corner of Lots 75 and 76; thence southerly 241.6 feet to a point in the north margin of Spring Valley Road, said point being 60 feet east of the common corner of Lots 75 and 76; thence westerly along the northerly margin of said Road, 92 feet to the beginning.

Being the same premises conveyed to Charles L. Johnston by Warranty Deed from Amy E. Chambers, recorded the 29th day of June 2004 in Instrument No. 20040629-0077240, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 159 Spring Valley Rd, Nashville, TN 37214

(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 my hand this 3rd day of ~~March~~ April, 2017.

Charles L. Johnston

Charles L. Johnston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles L. Johnston, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of ~~March~~ April, 2017.

Tabatha Edwards

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206