WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036961 DEEDWARR
Recvd: 05/02/17 12:36 2 pgs
Fees:13.00 Taxes:1480.00
20170502-0043076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Allison	Same	
(NAME)	(NAME)	Tract I: 91-11 45
5212 Illinois Ave.		
(ADDRESS)	(ADDRESS)	TRACT II: 91-11-388
Nashville, TN 37209		
(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, WE, **CARL R. JOHNSON, UNMARRIED AND MARGARET M. JOHNSON, UNMARRIED AND CARLA MICHELLE JOHNSON HEDGECOTH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ALLISON**, 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:

Tract I:

Land in Davidson County, Tennessee being Lot No.'s 1121 and 1123 of Block 164 on the Plan of West Nashville No. One, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:

A tract of land fronting 50 feet on the northerly side of Illinois Avenue extending back between parallel lines 150 feet to an alley and being the easterly one-half of 53rd Avenue North abandoned by the Metro Government of Nashville, Davidson County, Tennessee, Bill No. 75-1262, as passed by the Metropolitan Council on third reading, June 3, 1975 and approved by the Mayor of Metropolitan Nashville on June 13, 1975.

Being the same property conveyed to Carl R. Johnson and wife, Margaret M. Johnson and Carla Michelle Johnson Hedgecoth, as Tenants in Common with Right of Survivorship by Quitclaim Deed dated August 11, 2008 of record in Instrument No. 20080812-0082843, said Register's Office. This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved X property, known as 5212 and 5216 Illinois Ave., Nashville, TN 37209
(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 31 day of March, 2017

CARL R. JOHNSON

MARGARET M. JOHNSON

Carla Michelle Johnson Hedgecoth

CARLA MICHELLE JOHNSON HEDGECOTH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl R. Johnson and Margaret M. Johnson, and Carla Michelle Johnson Hedgecoth, the bargainors, 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 Nashville, Tennessee this 31 day of March, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public