(2)

BILL GARRETT, Davidson County
Trans:T20170055927 DEEDWARR
Recvd: 06/30/17 08:09 2 pgs
Fees:13.00 Taxes:703.00
20170630-0065765

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171093TN

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Griffin Johnson**<br>**331 Margo Lane**<br>**Nashville, TN 37211** | F&M Bank<br>50 Franklin Street<br>Clarksville, TN 37040 | **148-05-0-201.00** |

# WARRANTY DEED

For and in 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, **Emily M. Jones and Britt B. Jones, wife and husband**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Griffin Johnson and Angi Mason Johnson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Haywood Acres, Section One, of record in Book 2900, page 17, and corrected in Book 2995, page 588, Register's Office for said County.**

**Said Lot No. 21 fronts 90 feet on the southeasterly margin of Margo Lane and extends back 205.0 feet on the northeasterly line and 193.7 feet on the southwesterly line to a deal line in the rear, measuring 90.6 feet thereon.**

**Being the same property conveyed to Emily M. Jones and Britt B. Jones, wife and husband, by Warranty Deed from Elizabeth P. Kiecksee, unmarried, dated 11/14/14 and recorded 11/17/14 in Instrument Number 20141117-0105896, Register's Office for Davidson County, TN.**

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Emily M. Jones and Britt B. Jones** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Emily M. Jones and Britt B. Jones, wife and husband,** further covenant and bind their 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.

This is property is known as: **331 Margo Lane, Nashville, TN 37211**.

Executed on this 15th day of June, 2017.

Emily M. Jones by Edward B. Baldwin, attorney in fact
**Emily M. Jones, by Edward B. Baldwin,**
**Attorney In Fact**

Britt B. Jones by Edward B. Baldwin, attorney in fact
**Britt B. Jones, by Edward B. Baldwin,**
**Attorney In Fact.**

**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 Edward B. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Emily M. Jones and Britt B. Jones, wife and husband, and that he is authorized by Emily M. Jones and Britt B. Jones, wife and husband, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 15th day of June, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission expires: 1-8-19

**STATE OF TENNESSEE**
**COUNTY OF**

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of June, 2017.

MISS M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-19

Notary Public

My Commission Expires: