Bill Garrett Davidson County
Batch# 9635 DEEDWARR
10/09/2017 11:29:51 AM 2 pgs
Fees: $13.00 Taxes: $14.80
20171009-0103277

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170900285

DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$4,000.00

Larry Everett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of October, 2017

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Bradford **3246 Masonwood Dr.** **Nashville, TN 37207**	**SAME**	**069-11-0-049.00**

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, WE,

John W. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josephine Bradford

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:

A Tract of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Abernathy Road, north 43 degrees east 352 1/2 feet from the center of the Hydes Ferry Pike; and running thence with the southeasterly margin of said road, north 43 degrees east 190 feet to Mary Drake's corner; thence with Drake's line southeastwardly 130 feet more or less to Hooberry's line; thence with Hooberry's line south 34 degrees west 190 feet to a stone; thence north 44 1/2 degrees west 160 feet to the beginning.

BEING the same property conveyed to John W. Johnson, by Warranty Deed from William S. McReynolds, dated 3/9/13 and recorded 3/11/13 in Instrument No. 20130311-0023952, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **142 Abernathy Road, Nashville, TN 37128**

Witness our hands this 6th day of October, 2017.

John W. Johnson

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 John W. Johnson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2017.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018