WARRANTY DEED

File #17395

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 06/19/18

Bill Garrett Davidson County
Batch# 18918 DEEDWARR
10/27/2017 10:21:38 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20171027-0110339

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javad R. Moharami	new owner	-102-08-0-048.00
(NAME)	(NAME)	
824 Hillwood Blvd		
(ADDRESS)	(ADDRESS)	
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, **Mitchell Dwain Johnson and Judson Paul Johnson, devisees under the Last Will and Testament of Tommy Jean Johnson, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javad R. Moharami, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 59 on the Plan of Horton Heights, Section VII, of record in Plat Book 2133, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craig D. Johnson and wife, Tommy R. Johnson by Warranty Deed from Ray Sadler and wife, Mary N. Sadler of record in Book 4635, page 135, Register's Office for Davidson County, Tennessee, dated September 05, 1972 and recorded on September 06, 1972. The said Craig D. Johnson died March 7, 1997, leaving his wife, Tommy R. Johnson a/k/a Tommy Jean Johnson, as the surviving tenant by the entirety. The said Tommy Jean Johnson died testate on April 25, 2017 and by her Last Will and Testament filed as Docket No. 17P-886 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) devised the subject property to her sons, Mitchell Dwain Johnson and Judson Paul Johnson. Jack O. Robinson, Executor of the Estate of Tommy Jean Johnson, joins in the execution of this instrument to convey any interest the Estate may have in the subject property to the Grantee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 824 Hillwood Blvd, 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 23rd day of October, 2017.

Mitchell Dwain Johnson

Judson Paul Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mitchell Dwain Johnson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

My commission expires: 12-19-20

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Judson Paul Johnson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2017.

My commission expires: 12-19-20

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Witness my hand this 23rd day of October, 2017.

The Estate of Tommy Jean Johnson

By: Jack O. Robinson
Jack O. Robinson
Its: Executor

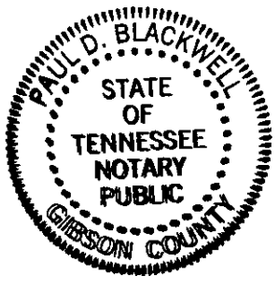
STATE OF TENNESSEE

COUNTY OF Gibson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack O. Robinson, Executor of the Estate of Tommy Jean Johnson, Probate Case No. 17P886 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 23rd day of October, 2017.

My commission expires: 1-19-2020 Paul D Blackwell
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027