Bill Garrett Davidson County
Batch# 23275 DEEDWARR
11/07/2017 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20171107-0114646

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of November, 2017. Notary Public My commission expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett Mansfield Alissa Mansfield	New Owners	
1026 Chicamauga Avenue		131-14-0-006.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN LLOYD JOHNSON, EXECUTOR OF THE ESTATE OF LEE ENSIGN JOHNSON, JR., DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT MANSFIELD AND ALISSA MANSFIELD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 260 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Page (s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 260 fronts 241.1 feet on the Easterly side of Skymont Drive and extends back 200.9 feet on the Northerly line and 216.5 feet on the Southerly line to a dead line, measuring 279.1 feet thereon.

Being the same property conveyed to Lee Ensign Johnson and wife, Dona Simpson Johnson by Warranty deed from Raymond Roberts and wife, Mattie L. Roberts of record in Book 3638, page 403, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Ensign Johnson, Jr. by Quitclaim deed from Dona Lee Simpson Johnson of record in Book 7410, page 137, Register's Office for Davidson County, Tennessee, dated November 18, 1987 and recorded on November 23, 1987.

Lee Ensign Johnson, Jr. died on November 3, 2016 and by Will admitted to probate in The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P1939, granted his Executor authority to convey and administer real property. Stephen L. Johnson was granted Letters of Testamentary by the court.

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.

This is improved property known as 4612 Skymont Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of November, 2017.

The Estate of Lee Ensign Johnson, Jr., Deceased

Stephen Lloyd Johnson, Executor

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Lloyd Johnson, Executor of the Estate of Lee Ensign Johnson, Jr., Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2017.

Notary Public

My Commission Expires:

12/29/2019

JENNIFER FIRST
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Dec. 29, 2019
15128181

True Copy Certification

I, **KRISTEN TRAINI**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

