Bill Garrett Davidson County
Batch# 46552 DEEDWARR
01/10/2018 10:38:56 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20180110-0003277

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of January, 2018, by and between Yolanda McGee, a married woman, party of the first part, and GEORGE DUSTIN JOHNSON AND ELIZABETH ADCOCK, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 40, Cumberland Gardens, Section V, as of record in Book 3300, Page 37, Register's Office for said County.

Said Lot No. 40 fronts 52.2 feet on the north side of Aspen Drive, and extends back 90 feet on the easterly line and 118.5 feet on the westerly line, to a dead line in the rear on which it measures 48.7 feet.

Being all of the same property conveyed to Yolanda McGee by virtue of that certain Warranty Deed dated August 11, 2017, and being of record at Instrument No. 20170811-0082704 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has been used for investment purposes only and never as her primary residence.

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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 3300, Page 37, Book 2909, Page 1351, Book 3340, Page 125 and Book 4162, Page 982 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yolanda McGee by P.T., Attorney in Fact
Yolanda McGee, by Page Turner, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Page Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Yolanda McGee and acknowledged that he executed the same as the free act and deed of the said Yolanda McGee.

WITNESS my hand and official seal at office this 8th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: George Dustin Johnson & Elizabeth Adcock
2602 Aspen Dr.
Nashville, TN 37208

Tax Parcel No 08106007600

Property Address: 2602 Aspen Dr.
Nashville, TN 37208

MAIL TAX
BILLS TO: First National Bank of Middle Tennessee
1608 Williams Dr., Ste 301
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $229,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of January, 2018.

Notary Public

My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019