WARRANTY DEED



State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX S

Bill Garrett Davidson County
Batch# 47784 DEEDWARR
01/16/2018 01:06:44 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180116-0004472

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah A. Johnson	Wilson Bank & Trust	Map 133-7
(NAME)	(NAME)	
3704 Hewlett Drive	1436 W. Main Street	Parcel 222.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James L. Myres, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah A. Johnson, an unmarried person,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Parma Heights, a plat of which is of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James L. Myres, et ux Kathy S. Myres by Warranty Deed, from Thelma E. Lovan of record in Book 4989, Page 921, Register's Office for Davidson County, Tennessee, date executed: January 19, 1976, date filed: January 20, 1976. Pursuant to the Final Decree (Docket No. 92009 in the Fifth Circuit Court of Davidson County, Tennessee) of record in Book 5376, Page 153, said Register's Office, date signed: October 30, 1978, date filed: December 18, 1978. The property was divested from Kathy Phillips Myres and vested in James Lewis Myres.

Kathy S. Myres and Kathy Phillips Myres being one and the same person.
James L. Myres and James Lewis Myres being one and the same person.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3704 Hewlett Drive, Nashville, TN 37211

(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/our hands this 11th day of January, 2018.

James L. Myres

James L. Myres

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me James L. Myres, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2018.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Robert L Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38496