This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
MST File No. 2017-1702

Bill Garrett Davidson County
Batch# 64105 DEEDWARR
03/01/2018 02:07:53 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20180301-0019470

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Clifford Johnson 7220 McCormick Lane Fairview, TN 37062	SAME 7220 McCormick Lane Fairview, TN 37062	147 12 0 022.00

Administrator's Deed

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, ***A. Michelle Poss, Administrator, of the Estate of Paul Howard Johnson, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantor under the Order Approving Sale of Real Property to Sell Debts of Decedent as of record in Davidson County Probate Division, Docket Number 16P-2037 and pursuant to Letters of Administration issued on January 26, 2017 by the Office in the Circuit Court of Davidson County, Tennessee, (Probate Division),*** *hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto* **Clifford Johnson,** *hereinafter called the Grantee, and his heirs and assigns, a certain tract or parcel of land* in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section One, Beverly Heights of record in Plat Book 2331, page 26, 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 Paul Howard Johnson by quitclaim deed from Constance Daugherty, a widow of record in Instrument No. 20090817-0077352, Register's Office for Davidson County, Tennessee, dated 08/05/2009 and recorded on 08-17-2009. The said Paul Howard Johnson died October 26, 2016,

and his estate was entered as Case No. 16P2037 in the Probate Court for Davidson County, Tennessee.

Being also known as 4956 Hopedale Drive, Nashville, TN 37221

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016 a lien due and payable plus penalty and interest; Taxes for 2017 a lien due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 26, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2401, Page 391, in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Executed to be effective as of the 23rd day of January, 2018.

Estate of Paul Howard Johnson

By: A Michelle Poss as Administrator

A.Michelle Poss, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared A. Michelle Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate of Paul Howard Johnson, the within named bargainor, and that she as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Administrator.

Witness my hand this 23rd day of January, 2018.

Susan Long Oliver

Notary Public

My Commission Expires: 5-8-18

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $**30,000.00**

Alyssa Michelle Ross as Administrator
Affiant

Sworn to and subscribed to before me this 23rd day of January, 2018.

Susan Long Oliver
Notary Public My Commission Expires: 5-8-18

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON