WARRANTY DEED

Bill Garrett Davidson County
Batch# 70754 DEEDWARR
03/19/2018 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20180319-0025650

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louisa S. Maynard	Renasant Bank	091-09-O-151.00
(NAME)	(NAME)	
4408 Elkins Avenue	C/O Central Loan Administration & Reporting, P.O. Box 202028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hazel Marie Soard Johnson, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Louisa S. Maynard, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

The following land located in Davidson County, Tennessee described as follows: to-wit: Being part of Lot No. 19 on the Plan of B.F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for said County, being parts of Lots Nos. 17, 18 and 19 on the Plan of W.P. Evans Resubdivision of part of Lot No. 19 on the B.F. Cockrill Farm, not of record, described according to a survey made by E.R. Southgate and Son, Surveyors, October 29, 1947, as follows:

Beginning on the southerly margin of Deal Avenue at the point 60 feet east of the southeast corner of said Avenue and Cowan Avenue, thence southwardly and parallel with Cowan Avenue 150 feet, more or less, to the northerly line of the property conveyed to Clifton Kelly and wife, by deed from Joe V. Dobbs and wife, of record in Book 2302, Page 296, said Register's Office, thence with Kelly's northerly line parallel with Deal Avenue eastwardly 50 feet; thence northwardly 150 feet, more or less, to the southerly margin of Deal Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Hazel Marie Soard by Quitclaim Deed from Hazel Marie Soard and Teresa Marie Joslin, dated 03/29/1994, of record in Book 9300, Page 930, in the Register's Office for Davidson County, Tennessee.

The said Hazel Marie Soard having since married is also known as Hazel Marie Soard Johnson. The said Hazel Marie Soard and Hazel Marie Soard Johnson is one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 161, Page 135; (2) Covenants, conditions, easements and restrictions of record in Book 844, Page 224; (3) Agreement for Dedication of

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 447, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6007 Deal Avenue, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 15th day of March, 2018.

Hazel Marie Soard Johnson

Hazel Marie Soard Johnson

State of Tennessee
County of Wilson

Personally appeared before me Hazel Marie Soard Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2018.

Lissa Groom

Notary Public
My Commission Expires: 9-16-202

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

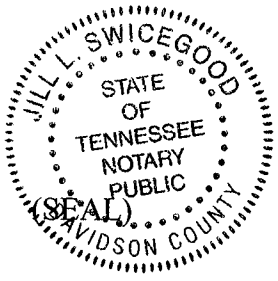
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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