WARRANTY DEED

Bill Garrett Davidson County
Batch# 92625 DEEDWARR
05/15/2018 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20180515-0046414

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE May 15, 2018

Notary Public

MY COMMISSION EXPIRES : 9-10-18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Curtis L Johnson, of the CSJ Trust dated 9/10/2004 and Sheila G Johnson, Trustee of the CSJ Trust dated 9/10/2004**	**SEND TAX BILLS TO: Curtis L Johnson, of the CSJ Trust dated 9/10/2004 and Sheila G Johnson, Trustee of the CSJ Trust dated 9/10/2004**	**MAP-PARCEL NUMBERS**
(NAME) 7767 OLIVE ST	(NAME) ← SAME	135-16-0B-060.00
(ADDRESS) FAIR OAKS CA 95628	(ADDRESS) ← SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barry T Fox and Patricia P Fox, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis L Johnson, of the CSJ Trust dated 9/10/2004 and Sheila G Johnson, Trustee of the CSJ Trust dated 9/10/2004

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:

BEING Unit No. 60 ON TI-IE PLAN OF Woodbridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.
Being the same property conveyed to Barry T Fox and Patricia P Fox, husband and wife by deed from Gary R. Taylor an unmarried man, of record in Instrument No. 20121219-0116938, dated December 6, 2012, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **522 Flintlock Court, Nashville, TN 37217**
(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 our hands this **15th day of May, 2018.**

Barry T Fox

Patricia P Fox

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Barry T Fox and Patricia P Fox** the within named Sellers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **15th day of May, 2018.**

Notary Public. My Commission Expires: 9-10-19

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

