Bill Garrett Davidson County
Batch# 94552 DEEDWARR
05/21/2018 08:55:19 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20180521-0048125

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30756-6
Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Kimberly Wade<br>1714 3rd St. NE, Unit B<br>Washington, DC 20002 | New Owner | 09205012000 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ruth E. Johnson, as surviving tenant by the entirety** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Kimberly Wade, a single woman** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Tract I:

Part of Block 42 of the Plan of Midway of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee, fronting 50' on the east side, of 34th Avenue North and running back between parallel lines 150' to a 20 foot alley in the rear.

Beginning at a point on the easterly margin of 34th Avenue North 100' North of the Northeast corner of 34th Avenue North and Clare Street, and running in a easterly direction 150' along the northerly boundary of the Lot partitioned to Mary Tope and parallel to the said Clare, Street, to a 20 foot alley; thence 50' in a northerly direction along said 20 foot alley to a point; thence 150 feet in a westerly direction parallel to the said Clare Street to a point on 34th Avenue North; thence southwardly along 34th Avenue North 50' to the point of beginning.

Being the same property conveyed to HURAL JOHNSON AND WIFE, RUTH E. JOHNSON, by deed from ROBERT THURMAN, of record in Book 2393, Page 547, dated February 28, 1955, said Register's Office. HURAL JOHNSON having since died on or about February 16, 1982, leaving RUTH E. JOHNSON as the surviving tenant by the entirety.

Tract II:

Part of Block 42 of the Plan of Midway of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee, fronting 50' on the east side, of 34th Avenue North and running back between parallel lines 150' to a 20 foot alley in the rear.

Beginning at a point on the easterly margin of 34th Avenue North 150' North of the Northeast corner of 34th Avenue North and Clare Street, and running in an easterly direction 150' along the northerly boundary of the Lot partitioned to Robert Thurman and parallel to the said Clare, Street, to a 20 foot alley; thence 50' in a northerly direction along the said 20 foot alley to a point; thence 150 feet in a westerly direction parallel to the said Clare Street to a point on 34th Avenue North; thence southwardly along 34th Avenue North 50' to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN DEED BOOK 2738, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to HURAL JOHNSON AND WIFE, RUTH E. JOHNSON, by deed from ANNIE ADAMS of Record in Book 2393, Page 548, dated February 28, 1955, said Register's Office. HURAL JOHNSON having since died on or about February 16, 1982, leaving RUTH E. JOHNSON as the surviving tenant by the entirety.

This improved property being more commonly known as 934 34th Avenue North, Nashville, Tennessee 37209.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, a lien not yet due and payable. Map and Parcel No. 09205012000.
2. All easements, setback lines, zoning regulations, covenants, conditions, restrictions, and all other matters of record affecting the subject property.

**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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth above; and Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. PREPARER HAS NOT PERFORMED AN INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of April, 2018.

Ruth E. Johnson

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Personally appeared before me, a Notary Public of said County and State, **Ruth E. Johnson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2018.

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration for this transfer is $-198,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2018.

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21