Bill Garrett Davidson County
Batch# 98142 DEEDWARR
05/30/2018 10:52:03 AM 2 pgs
Fees: $13.00 Taxes: $532.80

20180530-0051366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Capt. Dan Real Estate, LLC 913 N. 12th Street Apt. 1 Nashville TN 37206	New Owner	081-11-0277.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Althea M. Johnson, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Capt. Dan Real Estate, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 373 on the Plan of McGavock Westmore, et al Addition (Second Addition), to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the Easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Viola Cox, unmarried by Warranty deed from John Clifford Hull and wife, Carrie Rucker Hull of record in Book 4134, page 820, Register's Office for Davidson County, Tennessee, dated May 23, 1967 and recorded on May 24, 1967. The said Viola Cox having died on March 16, 2006, and her estate is being administered in the Circuit Court for Davidson County, Tennessee, Probate Court, under Docket No. 06P965. (Value or consideration shown in aforementioned deed $0.00.); and further

Being the same property conveyed to Althea M. Johnson, Katherine Webster and Stanley Webster, as joint tenants with right of survivorship by Quitclaim deed from William H. Lassiter, Jr., Executor of the Estate of Viola Cox of record in Instrument No. 20080714-0072106 Register's Office for Davidson County, Tennessee. The said Katherine Webster having since died on January 21, 2011. Stanley Webster conveyed his interest to Althea M. Johnson by Quitclaim Deed of instrument no. 20180530-0051365 said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1616 17th Avenue North, Nashville, Tennessee 37208-2047

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 hand(s) this 19th day of May, 2018.

Althea M. Johnson

STATE OF OHIO

COUNTY OF ERIE

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Althea M. Johnson; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of May, 2018.

Notary Public

My Commission Expires: 5-28-18

RICHARD F. BONNER
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
May 28, 2018