WARRANTY DEED

Bill Garrett Davidson County
Batch# 98214 **DEEDWARR**
05/30/2018 12:13:29 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20180530-0051467

R-VRES-18-911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Vaughn Johnson	New Owner	
(NAME)	(NAME)	**061-10-0-160.00**
911 Curdwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **REGINA L. CANADAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY VAUGHN JOHNSON, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 13 on the Map of Maplewood Manor Subdivision of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the North side of Maplewood Boulevard and runs back between lines, 275 feet 9 inches on the East line and 277 feet one inch, more or less on the West line to a dead line on which it measures 50 feet.

Being the same property conveyed to Regina L. Canaday, a single person by Special Warranty deed from Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement dated as of July 1, 2004 Morgan Stanley ABS Capital I Inc. Trust 2004-HES Mortgage Pass-Through Certificates, Series 2004-HES, a national banking association organized and existing under the laws of the United States America of record in Instrument No. 20100301-0015278 Register's Office for Davidson County, Tennessee, dated February 01, 2010 and recorded on March 01, 2010.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4337, Page 126, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **911 Curdwood Boulevard, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 25th DAY OF MAY, 2018.

Regina L. Canaday

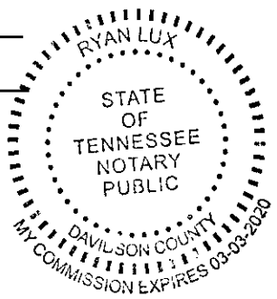
Regina L. Canaday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA L. CANADAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212