WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/16/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-JW-19-1908

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)
Freida Johnson	**New Owner**	
(NAME) **1059 Cochran Cemetary Road**	Karen Johnson Davidson County Batch# 251400 **DEEDWARR** 07/02/2019 09:34:35 AM 2 pgs Fees: $13.00 Taxes: $259.00 20190702-0064307	**81-1-26.00**
(ADDRESS) **Lewisburg, TN 37091**		
(CITY) (STATE) (ZIP)	(CIT...	

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, **ROBERT WILLIAM JOHNSON, UNMARRIED AND CELESTINE CANTRELL, UNMARRIED AND CORA RILEY, UNMARRIED AND CATHERINE MOORE, UNMARRIED AND CLAUDIA MAE JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREIDA JOHNSON AND JULIAN JOHNSON, WIFE AND HUSBAND,** 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 Lot No. 54 and part of Lot No. 55 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheehog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, being a triangular lot and Lot Nos. 29 and 30 of Block "A" on an unrecorded plan of Haley's Subdivision of part of Block 5 in G. T. Sheehog's Subdivision at Bordeaux.

According to the said unrecorded plan, said triangular lot fronts 96.8 feet on the southeasterly side of Haley Avenue and runs back 179.5 feet on the northeasterly line and 150 feet on the southwesterly line.

According to said unrecorded plan, said Lot Nos. 29 and 30 front together 50 feet on the southeasterly side of Haley Avenue and run back 150 feet on the northeasterly line and 151.4 feet on the southwesterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Robert E. Johnson by Warranty Deed from Stephen G. Beaver and wife, Mary L. Beaver, recorded July 6, 1998 in Book 11007, Page 108, Register's Office for Davidson County, Tennessee.

The said Robert E. Johnson having since died intestate on December 18th, 2003 leaving William Albert Johnson, and Claudia Mae Johnson as heirs at law as evidenced by Affidavits of Heirships recorded simultaneously herewith in Instrument Numbers 20190702-0064304 and 20190702-0064305.

The said William Albert Johnson having since died intestate on November 2nd, 2018 leaving Robert William Johnson, Celestine Cantrell, Cora Riley and Catherine Moore as heirs at law as evidenced by Affidavits of Heirships recorded simultaneously herewith in Instrument Numbers 20190702-0064304 and 20190702-0064305.

**For the purpose of this conveyance the subject propert was never the Grantors primary marital residence.

This conveyance is subject to:
-Easements for Sewer of record in Book 1172, Page 112 and Book 1191, Page 139, Register's Office for Davidson County, Tennessee.
-Subject to all matters shown on the Plan of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.
-Taxes for 2019 and subsequent years a lien not yet due and payable.
-Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 Hailey Avenue, Nashville, Tennessee 37218**.

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 26 DAY OF JUNE, 2019.

Robert William Johnson

Celestine Cantrell

Cora Riley

Catherine Moore

Claudia Mae Johnson by Julian Bernard Johnson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WILLIAM JOHNSON, CORA RILEY AND CATHERINE MOORE, the within named bargainor, 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 and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELESTINE CANTRELL, 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 26th of June, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN BERNARD JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLAUDIA MAE JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CLAUDIA MAE JOHNSON.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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