Karen Johnson Davidson County
Batch# 347720 DEEDWARR
01/23/2020 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $268.25
20200123-0008464

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $72,500.00 Affiant Subscribed and sworn to before me, this the 22nd day of January, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul E. Johnson Tina L. Johnson		051-01-0-043.00
52725 County Rd. 384	New Owner	
Grand Junction, MI 49056		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES W. WHITE, TRUSTEE OF THE JUSTIN T. FERGUSON INVESTMENT SERVICES TRUST, DATED FEBRUARY 20, 2015, AS AMENDED BY AGREED ORDER GRANTING PETITON TO MODIFY TRUST FILED APRIL 17, 2019, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL E. JOHNSON AND TINA L. JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 73 on the unrecorded map of Due West Valley Acres, described according to a preliminary plan of the said subdivision made by Hal R. Swann, Jr., surveyor, December 6th, 1958; the said lot fronting 100 feet on Due West Avenue and running back to a dead line measuring 117.36 feet at the rear.

Being the same property conveyed to James D. Ferguson by deed from W.D. Ferguson and wife, Ann R. Ferguson of record in Book 7566, page 625, Register's Office for Davidson County, Tennessee, dated April 16, 1987 and recorded on June 8, 1988.

James D. Ferguson having since died on March 18, 2013. Affidavit of Heirship of record in Instrument No. 20160427-0040817, Register's Office for Davidson County, Tennessee names heir Justin T. Ferguson.

Justin T. Ferguson died July 6, 2015, his estate administered in the Probate Court for Davidson County, Tennessee under Docket No. 15P1277, in which he left his estate to the person or persons serving as the Trustee of Trustees of the Justin T. Ferguson Irrevocable Trust.

Being the same property conveyed to James W. White, Trustee of the Justin T. Ferguson Irrevocable Trust, dated March 14, 2014 by Quitclaim deed from Darryl Skelton, Personal Representative of the Estate of Justin T. Ferguson of record in Instrument No. 20160204-0010837, as corrected by Scrivener's Affidavit of record in Instrument No. 20160429-0042123, Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 4, 2016.

Being the same property conveyed to James W. White, Trustee of the Justin T. Ferguson Investment Services Trust, dated February 20, 2015 by Quitclaim deed from James W. White, Trustee of the Justin T. Ferguson Irrevocable Trust, dated March 14, 2014 of record in Instrument No. 20170302-0020949 Register's Office for Davidson County, Tennessee, dated March 1, 2017 and recorded on March 2, 2017.

Agreed Order Granting Petition to Modify Trust of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 19P617.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Due West Ave. North, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of January, 2020.

James W. White, Trustee of The Justin T. Ferguson Investment Services Trust dated February 20, 2015, as amended by Agreed Order Granting Petition to Modify Trust filed April 17, 2019, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

James W. White, Trustee

James W. White, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James W. White, Trustee of The Justin T. Ferguson Investment Services Trust dated February 20, 2015, as amended by Agreed Order Granting Petition to Modify Trust filed April 17, 2019, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of January, 2020.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022