This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9052-MC

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 8th day of October, 2020.

Notary Public
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 494007 DEEDWARR
10/12/2020 02:56:40 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20201012-0118389

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua R. Austin 1908 Hailey Avenue Nashville, TN 37218	new owner	081-01-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Freida Johnson and Julian Johnson, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua R. Austin, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 54 and part of Lot No. 55 on the Map of Hailey'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 Hailey's Subdivision of Part of Block 5 in G.T. Sheehog's Subdivision at Bordeaux.

According to said unrecorded plan, said triangular lot fronts 96.8 feet on the southeasterly side of Hailey 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 Hailey 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 Freida Johnson and Julian Johnson, wife and husband by Warranty deed from Robert William Johnson, unmarried and Celestine Cantrell, unmarried and Cora Riley, unmarried and Catherine Moore, unmarried and Claudia Mae Johnson, married of record in Instrument No. 20190702-0064307 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 02, 2019.

This is ☒ improved or ☐ unimproved property located at: **1908 Hailey Avenue, Nashville, TN 37218.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RU-20-1908

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2020.

GRANTOR:

Julian Johnson

Freida Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julian Johnson and Freida Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of October, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____