Davidson County DEEDWARR
Recvd: 09/07/00 08:24 3pgs
Fees:15.00 Taxes:499.13

20000907-0088382

WARRANTY DEED

SUSAN M. FINCH NOTARY PUBLIC DAVIDSON COUNTY

Notary Public, Mary Cindy Tennessee
My Commission Expires Feb 20, 2001

TCB-PRO-00-1595

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 2.20.2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian A Goff (NAME)	NVR Mortgage Finance, Inc. (NAME)	176
4444 LaVergne Couchville Pike (ADDRESS)	5301 Virginia Way # 350 (ADDRESS)	01-0
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	8

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Troy A. Johnson and Cynthia L. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marian A Goff

HEREINAFTER CALLED THE GRANTEES, 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. 67 on the Plan of Hickory Woods, Section A, as of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Troy A. Johnson and wife Cynthia L. Johnson by deed from W. L.Bainbridge, Inc. of record in Deed Book 10326, page 267, Register's Office for said County.

This conveyance is subject to:

Taxes for the year 2000 and subsequent years, a lien, but not yet due and payable.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7422, page 235,and amended in Book 7422, page 301, in Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9678, page 187, and in Book 9764, page 44, Register's Office for said County.
Quitclaim Deed for HOA of record in Book 9678, page 923, Register's Office for said county.
Articles of Inc. of HOA of record in Book 7857, page 88 and amended in Book 7867,page 68, Register's Office for said county.
Charter for HOA of record in Book 7857, page 87, and amended in Book 7867, page 67, Register's Office for said County.
Charter for Estates HOA or record in Book 9680, page 319, Register's Office for said County.
By-Law of record in Book 7422, page 273, amended in Book 7932, page 648, and in

CONTINUED

unimproved ( )
This is improved (X) property, known as 4444 LaVergne Couchville Pike, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of August, 2000

Troy A. Johnson

Cynthia L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy A. Johnson and Cynthia L. Johnson

the bargainor s, 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 at Brentwood, Tennessee, this 31st day of August, 2000

Commission expires 9.28.2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

Book 9678, page 213, Register's Office for said county.
Easement to Tennessee Power Company as shown of record in Deed Book 437, Page 24, and in Book 437, page 39 Register's Office for said County.
Easement for ingress and egress as shown of record in Deed Book 4725, Page 961, and in Book 6079, page 356, Register's Office for said County.
Easement as shown of record in Deed Book 4435, Page 20, Register's Office for said County.
Easement to Nashville Gas as shown of record in Deed Book 5897, Page 209, Book 5897, page 224, and in Book 5909, page 915, Register's Office for said County.
Easement for sewer taps as shown of record in Deed Book 5935, Page 707-719 and in Book 6008, page 756, Book 6252, page 270, Register's Office for said County.
Dedication of easement to Metro Government of Nashville and Davidson County of record in Book 6952, page 830, Book 6954, page 24, Book 7145, page 614, Book 7145, page 618, Register's Office for said County.
Deed of Conveyance to Metro Government of Nashville and Davidson County of record in Book 5055, page 441, Book 8169, page 571, Book 8169, page 599, Book 7224, page 642, Register's Office for said County.
Easement for Transmission lines as shown of record in Deed Book 9632, Page 973, Register's Office for said County.
Anchor Easement as shown of record in Deed Book 10153, Page 990, Register's Office for said County.