B-5913

Davidson County DEEDWARR
Recvd: 09/12/00 15:20 2pgs
Fees:11.00 Taxes:506.90
20000912-0090535

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of August, 2000.

Notary Public

My Commission Expires: 11.18.01

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY:**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Allen R. Johnson and M. Ruth Johnson
106 Oxford Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parel: 026-07-0-181.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary B. Herr and wife, Amy E. Herr** hereinafter referred to as Grantors, hereby transfers and conveys to **Allen R. Johnson and wife, M. Ruth Johnson** hereinafter referred to as Grantees, 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. 265 on the Plan of Windsor Green, Phase 2, Section 2 of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary B. Herr and Amy E. Herr by Deed from James E. Gwaltney and wife, Sarah E. Gwaltney of record in Book 9100, page 855 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6406, page 929; Book 6958, page 576 and in Book 7173, page 35 Register's Office for Davidson County, Tennessee.

Amendments of record in Book 7649, page 288 and Book 8000, page 652 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 106 Oxford Court, Goodlettsville, Tennessee 37072.

**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 I do covenant with the said **GRANTEES** that I am 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 do further covenant and bind myself, my 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 my hand this 28th day of August, 2000.

**Gary B. Herr**

**Amy E. ~~Herr~~**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary B. Herr and wife, and Amy E. Herr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2000.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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