FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2001.

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/30/01 14:21 2pgs
Fees:11.00 Taxes:636.40
20010530-0055938

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Johnson	UNION PLANTERS BANK, N.A.	Map 108
(NAME) 3136 Harborwood Drive	(NAME) 7130 GOODLETT FARMS PARKWAY	Group 12-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) CORDOVA, TN 38018	Parcel 28
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

Kenneth T. Tonkinson and Wife, Gloria J. Tonkinson,

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

Thomas D. Johnson and Wife, Joan D. Johnson,

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. 112 on the Plan of Harborview, Phase 1-A, Section One, as of record in Plat Book 6900, Page 583, 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 Kenneth T. Tonkinson and Wife, Gloria J. Tonkinson by deed from Michael D. Bowels and wife Louanne P. Bowels of record in Deed Book 9892, page 868, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7646, Page 142; Book 7646, Page 147 and 149; Book 8263, Page 534; Book 8634, Page 19; Book 7647, Page 648; Book 8271, Page 863, Book 8856, Page 361; Book 7471, Page 26; Book 7732, Page 749; Book 8297, Page 380 and Book 9182, Page 786 Register's Office of said County.

By-Laws in Book 10316, Page 891, Register's Office for said County.

Sewer and Drainage Easement as shown of record in Deed Book 5856, Page 80 and Book 5856, Page 84, Register's Office for said County.

Deed of Conveyance of Water and Sewer Lines in Book 6147, Page 893, Register's Office for said County.

Storm Water Detention Agreement in Book 7390, Page 270, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7522, Page 339 and amended in Book 8263, Page 554, Register's Office for said County.

Conveyance of Common Area to HOA in Book 8297, Page 376, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3136 Harborwood Drive, Nashville, TN 37214

(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 my/our hand(s) this 29th day of May, 2001.

Kenneth T. Tonkinson

Gloria J. Tonkinson

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth T. Tonkinson and Gloria J. Tonkinson the 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.

My Commission Expires: 3/23/02

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON

File Number2104139
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122