WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Patricia J. Beavin 5/30/03
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Denise White
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DENISE WHITE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 27 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Beavin	**Countrywide Home Loans**	**102-14-87**
(NAME)	(NAME)	
816 Clematis Drive	**718 Thompson Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37204**	
(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, **SCOTT T. JOHNSON AND LYNNE M. JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA J. BEAVIN, UNMARRIED**, 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:

LAND in Davidson County, Tennessee, being Lot No. 308, on the Plan of Brook Meade, Section IX, as shown on plat of record in Plat Book 2331, Page 34 and 35 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott T. Johnson and Lynne M. Johnson, husband and wife, by deed from Charles W. Hasting, Sr. and wife, Bobbie J. Hasting of record in Instrument No. 20001009-0100303 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **816 Clematis Drive, Nashville, TN 37205**

(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 hands this 30th day of May, 2003.

Scott T. Johnson

Lynne M. Johnson
By: Scott T. Johnson, her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 06/09/03 14:03 2pgs
Fees:13.00 Taxes:740.00

20030609-0079210

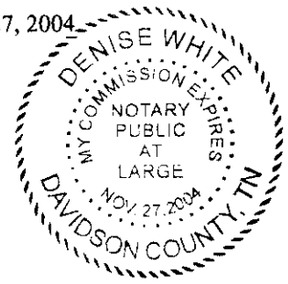
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott T. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: November 27, 2004



Denise White Notary Public

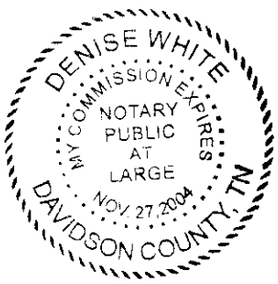
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott T. Johnson with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Lynne M. Johnson and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: November 27, 2004



Denise White Notary Public