23-1-660

WARRANTY DEED

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2006.~~ 11-26-05

(AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristie L. Smith	Franklin American Mortgage Company	[redacted]
(NAME)	(NAME)	
446 Rural Hill Road	501 Corporate Centre Drive, Ste 400	149.04-0-258.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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,

Dana L. Hovind Johnson, and husband, Steve Pflueger

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

Kristie L. Smith, 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. 7A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lots 1 through 7, of record in Book 6200, Page 156, amending Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to any and all matters as shown in plan of record in Book 6200, Page 156, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants contained in instruments of record in Book 6140, Page 420, in Book 5496, Page 697, in Book 5460, Page 269, in Book 5141, Page 606, in Book 4797, Page 410, in Book 4663, Page 493, in Book 4549, Page 802, and in Book 4468, Page 565, said Register's Office.

Being the same property conveyed to Dana L. Hovind Johnson by Warranty Deed from Byron D. Midkiff and wife, Cynthia C. Midkiff, of record in Book 10042, Page 595, Register's Office for Davidson County, Tennessee. Re-recorded to correct legal description in Instrument No. *, said Register's Office.

Steve Pflueger, spouse of Dana L. Hovind Johnson, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

*20030718-0101084

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 446 Rural Hill Road, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 07/18/03 10:46 2pgs
Fees:13.00 Taxes:314.13

20030718-0101085

Witness my hand this 9th day of July, 2003.

Dana L. Hovind Johnson

Steve Pflueger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Dana L. Hovind Johnson and husband Steve Pflueger, the bargainors, 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 Nashville, Tennessee this 9th day of July, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

