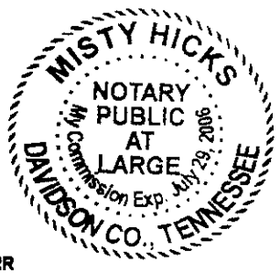
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/17/04 12:01 2pgs
Fees:13.00 Taxes:266.40

20040317-0030362

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Earl Greenwald	David Earl Greenwald	
(NAME)	(NAME)	43-12-41
2650 Old 431 Hwy South	New owner	
(ADDRESS)	(ADDRESS)	
Springfield TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040463

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James A. Johnson, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Earl Greenwald**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 40 of Block B, on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property to James A. Johnson by deed from Lesa C. Alsup dated November 18, 1997 of record in Book 10719, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

unimproved ☐

This is improved ☒ property, known as 129 Eagan Circle, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of March, 2004.

James A. Johnson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at Springfield, Tennessee this 15th day of March, 2004.

Commission expires:

Notary Public

MISTY HICKS
NOTARY PUBLIC AT LARGE
My Commission Exp. July 29, 2005
DAVIDSON CO., TENNESSEE