Davidson County DEEDWARR
Recvd: 03/18/04 15:28 2pgs
Fees:13.00 Taxes:412.55

20040318-0031129

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/30/04
(AFFIX SEAL)

WARRANTY DEED

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY

B-FHR-04-1033

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Davenport Sypher	The Huntington National Bank	
103 Heathcote Court (ADDRESS)	(NAME) 101 N. 4th Street (ADDRESS)	26-7-66
Goodlettsville, Tennessee ~~37022~~ 37072 (CITY) (STATE) (ZIP)	Lafayette, IN 47902 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW G. JOHNSON AND MELISSA A. JOHNSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY DAVENPORT SYPHER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 172 on the Plan of Windsor Green, Phase One, Section Three of record in Plat Book 6250, Page 46, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew G. Johnson and Melissa A. Johnson, husband and wife, by Deed dated June 21, 1999 and filed for record on July 8, 1999 in Book 11563, Page 810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Conveyance of Common Area of record in Book 7864, Page 369 and to HOA Charter of record in Book 6396, Page 542 and Book 8192, Page 65, all of record of the said Register's Office.

Restrictive Convenants of record in Deed Book 6406, Page 929, Register's Office of said County.

By-Laws filed of record in Book 6406, Page 942, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 103 Heathcote Court, Goodlettsville, Tennessee ~~37022~~ 37072
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of March, 2004.

Matthew G. Johnson

Melissa A. Johnson

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Matthew G. Johnson and Melissa A. Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903