Davidson County DEEDWARR
Recvd: 03/31/04 11:18 2pgs
Fees:13.00 Taxes:274.91

20040331-0036211

WARRANTY DEED

NOTARY PUBLIC AT LARGE
JENNIFER MARLIN
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 6.4.06

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryann Kolter	Columbia National Inc.	Map 63
(NAME) 418 Capital Street	(NAME) 7142 Columbia Gateway Drive	Group 08-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Columbia Maryland 21046	Parcel 35
(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,
Joseph K. Johnston and Wife, Lisa L. Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maryann Kolter, 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:

A lot next to Ed Lindsey 50 feet front by 300 feet being 50 feet of Lots 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 Block W, in the Hadley, being City Subdivision of the Hulme Tract in the 4th Civil District, as recorded in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Said Lot being more particularly described as follows: BEGINNING at a point in the north margin of Capital Street, 75 feet west of University Street and running northwardly at right angles to Capital Street, 300 feet along the common line with Ed Lindsey to a point; thence at right angles westwardly 50 feet; thence at right angles, southwardly 300 feet to the margin of Capital Street; thence eastwardly along the north margin of Capital Street, 50 feet to the point of beginning.

Being the same property conveyed to Joseph K. Johnston and Wife, Lisa L. Johnston by Special Warranty Deed dated December 6, 1999 from Bank of New York as Trustee of record in Instrument No. 20000112-0004328, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 418 Capital Street, Old Hickory, TN 37138

(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 30th day of March, 2004.

Joseph K. Johnston

Joseph K. Johnston

Lisa L. Johnston

Lisa L. Johnston

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 Joseph K. Johnston and Wife, Lisa L. Johnston the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/30/2004

My Commission Expires: 12 4-06

Notary Public

JENNIFER MARLIN ★ TENNESSEE ★ WILSON COUNTY ★ NOTARY PUBLIC AT LARGE

File Number2403094
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122