WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

William C Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/16/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/09/04 09:35 2pgs
Fees:13.00 Taxes:288.60

20040709-0081737

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Smith	Cavalry Banking	042-11-0-B-128.00CO
(NAME)	(NAME)	
146 Heritage Trace Dr.	114 West College Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37130	
(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, William H. Johnson, III and wife, Sonya Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. 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 Apartment Unit No. 146 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179 and amended of record in Book 4808, Page 829; Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287 and Book 9654, Page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to the Master Deed, for a more complete description of said unit.

Being the same property conveyed to William H. Johnson, III, unmarried by Warranty Deed from Morris E. Spain, Sr. and wife, Bobbie Sue Spain, dated May 29, 1998, of record in Book 10964, Page 359, Register's Office for Davidson County, Tennessee.

Sonya Johnson joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to William H. Johnson, III.

unimproved ☐

This is improved ☒ property, known as 146 Heritage Trace Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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 hand this 25th day of June, 2004.

William H. Johnson, III

Sonya Johnson

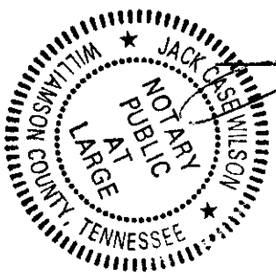
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 25th day of June, 2004.

Commission expires: 4/16/06



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027