Return To: Forsythe Title 113 Shivel Drive Hendersonville, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/04 10:34 2pgs
Fees:13.00 Taxes:373.70

20040723-0088190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: Nov. 24, 2007

(AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikole Cappel	new owner ~~Chase Manhattan Mortgage Corp~~.	176
(NAME)	(NAME)	
4848 Peppertree Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Matthew A. Johansen and wife, Inna Johansen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nikole Cappel, a married woman, 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. 172, Peppertree Forest, Revised Section 1, of record in Plat Book 6900, Page 973, 974, and 975, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew A. Johansen and wife, Inna Johansen, by Warranty Deed dated February 15, 2002, from Thomas J. Sullivan and wife, Diane D. Sullivan, as of record in Instrument No. 20020222-0023065, Register's Office for Davidson County, Tennessee.

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

Inna Johansen executes this instrument as Attorney-in-Fact on behalf of Matthew A. Johansen, pursuant to the Power of Attorney recorded in Instrument Number * _____, said Register's Office.

*20040723-0088189

unimproved ☐

This is improved ☒ property, known as 4848 Peppertree Drive, Antioch, TN 37013

(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 our hands this 20th day of July, 2004.

Matthew A. Johansen by Inna Johansen
Matthew A. Johansen
By: Inna Johansen as Attorney-in-Fact

Inna Johansen
Inna Johansen

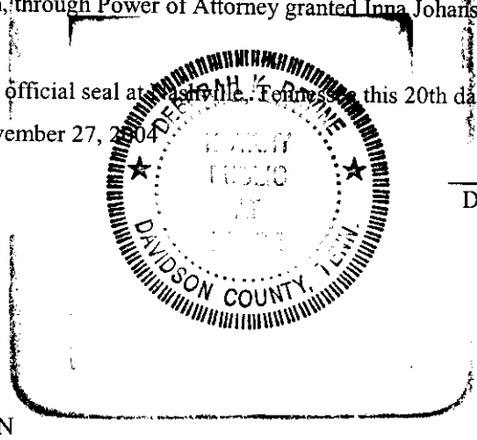
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of July, 2004 before me personally appeared Inna Johansen, the person who executed the foregoing instrument on behalf of Matthew A. Johansen, and acknowledged that she executed the same as the free act and deed of the said Matthew A. Johansen, through Power of Attorney granted Inna Johansen by the said Matthew A. Johansen.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

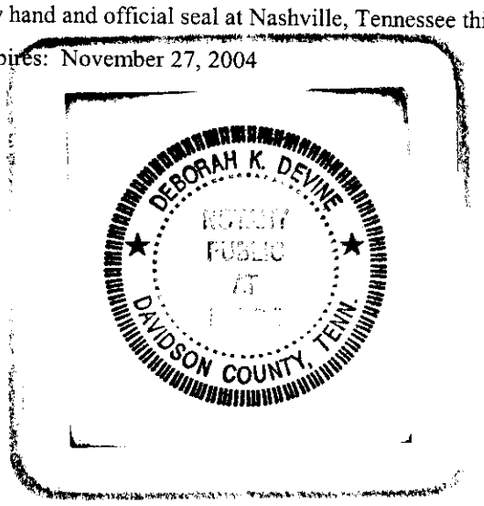
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Inna Johansen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public