WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Tonya D. Baylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/28/06
My Commission Expires 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC 379 East Main Street
Hendersonville, Tennessee 37075

Davidson County DEEDWARR
Recvd: 10/07/04 14:19 2pgs
Fees:13.00 Taxes:347.80
20041007-0121363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya D. Baylor	nBank, N.A.	
(NAME)	(NAME)	
4416-4418 Gina Brooke Drive	136 Walton Ferry Road	86-16-58
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041724

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, **we, Billy R Johnson and Nell B Johnson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tonya D. Baylor*** 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. :

SEE ATTACHED EXHIBIT A

*an unmarried woman

unimproved ☒

This is improved ☐ property, known as 4416-4418 Gina Brooke Drive, 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 we do covenant with the said GRANTEE 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, 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 our hands this 30th day of September, 2004.

Billy R Johnson

Billy R Johnson

Nell B Johnson

Nell B Johnson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at Springfield, Tennessee this. 9/30/04

Commission expires:

Notary Public

My Commission Expires 1/28/06

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee and being Lot No. 149 on the Plan of Gina Brooke Subdivision of record in Book 5800, page 73, Register's Office for said County, to which plans reference is here made for a more particular description thereof.

Property commonly known as: 4416-4418 Gina Brook Drive, Madison, Davidson County, Tennessee 37115

Being the same property conveyed to Billy R. Johnson and wife, Nell B. Johnson by deed dated 11/22/00 from B & N. Properties, LLC and recorded in Instrument Number 200011220115586 and also in Instrument Number 199912230306731, Book 6088, page 296 and Book 5910, page 439, in Register's Office for Davidson County, Tennessee.