WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/15/2006

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/14/04 16:20 2pgs
Fees:13.00 Taxes:407.00
20041014-0124088

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Currie	New Owner	
(NAME)	(NAME)	161-11-0-C 036.00 CO
345 Yorkshire Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Jennifer L. Johnson (formerly known as Jennifer L. Luffman) and husband, Bradley Edward Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Currie, 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:

Being Unit No. G-703 on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, page 614, Register' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being same property conveyed to Jennifer L. Luffman, unmarried by Warranty Deed of Amy Joy Braves, etal. of record in Book 11355, page 977, Register's Office of Davidson County, Tennessee.

Encumbrances: (1) 2004 Taxes constitute a lien against said property, but are not yet due and payable. Said Taxes have been prorated with Grantee assuming payment thereof; (2) Matters appearing on the Plan of record in Book 6900, page 614, Register's Office of Davidson County, Tennessee; (3) Restrictions of record in Book 7231, page 789, amended in Book 7494, page 689, said Register's Office; (4) Articles of Incorporation as of record in Book 6158, page 352, and amended in Book 7599, page 914, Book 7952, page 41, Book 7936, page 332 and Book 8163, page 593, said Register's Office; and (5) Drainage and Utility Easement of record in Book 7547, page 937 and Book 8098, page 973, said Register' Office.

Spouse of Jennifer L. Johnson, Bradley Edward Johnson, hereby joins in execution of this instrument for the purposes of conveying his interest, marital or otherwise in the above described property.

unimproved ☐

This is improved ☒ property, known as 345 Yorkshire Circle, Nashville, Tennessee 37211

(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 24th day of September 2004

Jennifer L. Johnson

Bradley Edward Johnson

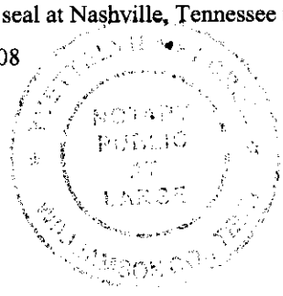
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 24th day of September 2004.

Commission expires: June 16, 2008



Yvette Lyn Meldrum Notary Public