Record 1st Box 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 24, 2008

(AFFIX SEAL)

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/06/05 09:34 2 pgs
Fees:13.00 Taxes:999.00

20050106-0002114

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amena Fazo Zebari	same	155-7-B-38CO
(NAME)	(NAME)	
6744 COLD STREAM DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(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, **DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amena Fazo Zebari 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. 39, ON THE FINAL PLAT OF POPLAR CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, PHASE 5, SECTION "B-1" (THE HIGHLANDS OF ALLENS GREEN), OF RECORD IN BOOK 9700, PAGE 716, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO **DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED 03/12/04 OF RECORD IN INSTRUMENT NO. 20040312-0028927 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

unimproved ☐

This is improved ☒ property, known as **6744 COLD STREAM DRIVE, NASHVILLE, TN 37221**

(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 hand this 21st day of December, 2004.**

DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____

DONALD W. JOHNSON, PRESIDENT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared DONALD W. JONESON with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Donald W. Johnson, General Contractor, LLC., a Tennessee Limited Liability Company to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as he act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this ~~20th~~ 21st 08 **day of December, 2004**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008