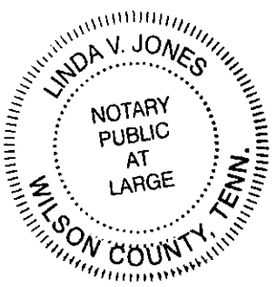
File No. 250300058

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 04/15/05 12:56 2 pgs
Fees:13.00 Taxes:1128.50

20050415-0042227

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Harrison Johnson III	Albert Harrison Johnson III	Map 142-16-0-A
(NAME) 144 Kenner Avenue	(NAME) 144 Kenner Avenue	Parcel 096.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Cress Whitfield and wife, Mary G. Whitfield,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Harrison Johnson, III, and wife, Lisa A Johnson,** 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, Tennessee, being all of Lot No. 96, on A Plat of Phase Three, Devon Park, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William Cress Whitfield, and Wife, Mary G. Whitfield by Warranty Deed dated June 22, 1998 of record in Book 10988, Page 415, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6176, Page 7 and in Book 6967, Page 156; By-Laws of record in Book 8267, Page 53; Charter of Homeowners' Association of record in Book 7372, Page 862; Storm Water Detention Agreement of record in Book 6145, Page 252 and in Book 6908, Page 59; Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4594, Page 650; Easements to Harpeth Valley Utilities District of record in Book 5473, Page 171, Book 5258, Page 242, Book 5258, Page 240, Book 5258, Page 276, Book 5258, Page 252 and in Book 5459, Page 654; and all matters shown on plat of record in Plat Book 6900, Page 52; all in the Register's Office Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1504 Daventry Court, 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/our hand(s) this 14th day of April, 2005.

William Cress Whitfield

Mary G. Whitfield

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hermitage, Tennessee, this 14th day of April 2005.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number: 250300058

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076