File No. 250400467

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2008.~~ 7-23-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/21/05 14:05 2 pgs
Fees:13.00 Taxes:628.63

20050421-0044602

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deepak Banergi	SunTrust Mortgage, Inc.	104-11-0-J-004.00-CO
(NAME)	(NAME)	
2120 Acklen Ave. Condominium #4	201 Fourth Avenue N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cameron C. Johnson and Tammy M. Wiedenfeld Johnson and Sarah Johnson, all unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deepak Banergi, and Wife, Pompa Banergi**, 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 Unit No. 4 of Peabody Place, a horizontal property regime established by Master Deed of record in Book 6323, Page 147, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cameron C. Johnson and Tammy M. Wiedenfeld and Sarah Johnson, all unmarried, by Warranty deed from Scott Roser and wife, Julia A. Zaucha, executed on July 30, 1997, and filed for record on August 7, 1997, in Book 10561, page 407, Register's Office for said 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 2120 Acklen Ave. Condominium #4, Nashville, TN 37212
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 18th day of April, 2005.

Sarah Johnson by Cameron C. Johnson, Attorney-in-fact
Sarah Johnson, By: Cameron C. Johnson, Attorney-in-fact

Cameron C. Johnson
Cameron C. Johnson

Tammy M. Wiedenfeld Johnson
Tammy M. Wiedenfeld Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of April, 2005, before me personally appeared Cameron C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Sarah Johnson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20050421.0044601, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 18th day of April, 2005.

My commission expires: 6/22/08

Carol M Holmes
Notary Public

CAROL M. HOLMES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 Tammy M. Wiedenfeld Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of April, 2005.

My commission expires: 6/22/08

Carol M Holmes
Notary Public

CAROL M. HOLMES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 250400467

RETURN TO:

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