WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/05 13:51 2 pgs
Fees:13.00 Taxes:540.57

20050505-0050836

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 2006~~. 11/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalif A. Johnson	New Century Mortgage	136-3-11
(NAME)	(NAME)	
3837 Lake Aire Drive	P.O. Box 11052	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Orange, CA 92856-8152	
(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, James Ronald Chapman and wife, Mary Alice Chapman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khalif A. Johnson and wife, Catina L. 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 County, Tennessee, being Lot No. 102 on the Plan of Priest Lake Park Subdivision, Section II, of record in Book 4175, Pages 56, 57, & 58, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ronald Chapman and wife, Mary Alice Chapman, by deed of record in Book 4594, Page 516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3837 Lake Aire Dr., Nashville, TN 37214
(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.

APR. 29. 2005 7:54AM ADVANTAGE TITLE 615-777-2015 NO. 8624 P. 15

Witness our hands this 29th day of April, 2005.

James Ronald Chapman

Mary Alice Chapman

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 James Ronald Chapman and Mary Alice Chapman 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

KRYSTAL T. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

Return To: Wilson Title
7100 Executive Center Dr
Ste 150
Brentwood, TN 37027
B-4505

APR. 29. 2005 7:54AM ADVANTAGE TITLE 615-777-2015 NO. 8624 P. 16