# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,500.00

Melissa Sealpaid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

## BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-4598

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen F. Johansson | Countrywide Home Loans, Inc. | 160-11-0-070.00 |
| (NAME) | (NAME) | |
| 5617 Trousdale Drive | 4500 Park Granada | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Calabasas, CA 91302-1613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 06/16/05 13:16 2 pgs
Fees:13.00 Taxes:1097.05

20050616-0069103

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, Franklin E. Platt and spouse, Sloane Seale-Platt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Johansson and wife, Mary R. Johansson, 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. 35 on the Plan of Phase 9, Hearthstone of record in Book 6900, Page 374, as corrected in Book 7334, Page 188, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Franklin E. Platt by Warranty Deed from David L. Miller and wife, Rebekah S. Miller, dated December 1, 1997, of record in Book 10708, Page 647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Sloane Seale-Platt joins into this instrument for the sole purpose to convey any interest she may have in the aforedescribed real property by virtue of her marriage to Franklin E. Platt.

unimproved ☐

This is improved ☒ property, known as 5617 Trousdale Drive, Brentwood, TN 37027
(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 15th day of June, 2005.

Franklin E. Platt

Sloane Searle-Platt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin E. Platt and Sloane Searle-Platt the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of June, 2005.

Commission expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027