Davidson County DEEDWARR
Recvd: 07/28/05 11:55 2 pg
Fees:13.00 Taxes:702.63

20050728-0088367

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Jason A. Kindler
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of July, 2005.

JANE R. DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES FEB. 14 2009

Jane R Davis
Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nicholas Joseph Johnson
904 Fallview Trail
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172.12-0B-003.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason A. Kindler, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Nicholas Joseph Johnson, unmarried** hereinafter referred to as 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. 24 on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, page 6 and Plat Book 7900, page 110, 111, and 112, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason A. Kindler by warranty deed from Steven Timmons and Delores Timmons of record in Instrument 20030821-0121631, dated August 15, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 6, Book 7900, page 110, 111, and 112, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 904 Fallview Trail, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 July, 2005.

Jason A. Kindler

Jason A. Kindler

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason A. Kindler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2005.

Notary Public

My Commission Expires: JANE R. DAVIS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES FEB. 14 2009