(2)

File No. 250700063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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: 08/11/05 15:48 2 pgs
Fees:13.00 Taxes:703.00

20050811-0095399

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis D. Johnson Jr.	~~OWNER~~ Wilson Bank & Trust	064-12-0C-215.00
(NAME) 215 Lexington Way	(NAME) 4736 Andrew Jackson Parkway	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Jefferson L. Walters and wife, Tammy Walters**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Lewis D. Johnson, Jr.,** a married man, HEREINAFTER CALLED THE GRANTEE(S), his 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 all of Lot No. 215, on the Plan of Phase Two, Lexington, as shown by plat appearing of record in Plat Book 6250, Page 341, 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 Jefferson L. Walters by Warranty Deed dated March 5, 2004 of record in Instrument No. 20040318-0030639 and re-recorded in Instrument No. 20040422-0045708, and being further conveyed to Jefferson L. Walters by Quitclaim Deed dated November 2, 2004 of record in Instrument NO. 20041123-0140528, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jefferson L. Walters and wife, Tammy Walters by Quitclaim Deed dated November 2, 2004 of record in Instrument No. 20041123-0140529, said Register's Office.

Restrictive Covenants of record in Book 6691, Page 541; Master Declaration of record in Book 6503, Page 1; By-Laws of record in Book 6503, Page 20; Charter for Homeowner's Association of record in Book 6620, Page 128 and in Book 8204, Page 354; Storm Water Detention Agreement of record in Book 6420, Page 589; all matters shown on the plan of record in Plat Book 6250, Page 341; all in the Register's Office for 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 215 Lexington Way, Hermitage, TN 37076
(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), his 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), his 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 10th day of August, 2005.

Jefferson L. Walters

Tammy Walters

BY: Jefferson L. Walters Atty F

Jefferson L. Walters, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of August, 2005, before me personally appeared Jefferson L. Walters, 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 Tammy Walters, 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 _____ Register's Office of Davidson County, Tennessee.

Witness my hand at office this 10th day of August, 2005.

Commission expires: June 22, 2009

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250700063

RETURN TO:

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