WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/05 11:26 2 pgs
Fees:13.00 Taxes:499.50

20051108-0135228

VANESSA E. ALLBRIGHT
NOTARY PUBLIC
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005

Notary Public

MY COMMISSION EXPIRES: 4-27-09
(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
Andrew H. Johnson Sr.		150-7-101
(NAME)	(NAME)	
3217 Country Meadow Road		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Ronald A. Dalton and Kari Lynn Dalton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew H. Johnson, Sr. and wife, Carol J. 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. 151 on the Plan of The Country, Section 4, as of record in Book 5200, Pages 138 & 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 173.05 ft. on the south easterly margin of Country Meadow Road and extends back 125.01 ft. on the north easterly line and 137.78 ft. on the south westerly line to a dead line in the rear measuring 104.05 ft. thereon.

Being the same property conveyed to Ronald A. Dalton and wife, Kari Lynn Dalton, by deed of record in Book 10341, Page 197, Register's Office for Davidson County, Tennessee. Kari Lynn Dalton being one and the same as Kari L. Dalton.

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

This instrument is executed on behalf of Ronald A. Dalton by Kari L. Dalton as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____*_____, in the Register's Office for Davidson County, Tennessee. Kari L. Dalton being one and the same as Kari Lynn Dalton.

*20051108-0135227

unimproved ☐

This is improved ■ property, known as 3217 Country Meadow Road, Antioch, TN 37013
(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.

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Witness our hands this 3rd day of November, 2005.

Ronald A. Dalton by Kari Lynn Dalton atty-in-fact

Ronald A. Dalton by Kari Lynn Dalton, his attorney in fact

Kari Lynn Dalton

Kari Lynn Dalton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of November, 2005, before me personally appeared Kari Lynn Dalton, the person who executed the foregoing instrument on behalf of Ronald A. Dalton and who acknowledged that she executed the same as the free act and deed of the said Ronald A. Dalton, through Power of Attorney granted she by the said Ronald A. Dalton.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kari Lynn Dalton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2005.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

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