WARRANTY DEED

BOX 13
11128



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(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
Robert E. Taylor	Countrywide Home Loans, Inc.	95-14-35
(NAME)	(NAME)	
913 Wellfleet Ct.	2021 N. Gallatin Rd. Ste. 280	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(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, Pamela Young Johnson F/K/A Pamela M. Young and husband, James B. Johnson, Jr. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Taylor and wife, Suzann Taylor, 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:

Being Lot No. 75 on the Plan of Elm Hill Acres, Section 1, of record in Book 2331, Page 67, Register's Office for said County.

Said Lot No. 75 fronts 100 feet on the East side of Wanda Drive and runs back 160 feet on the North line and 125 feet on the South line to a dead line in the rear on which it measures 106.8 feet.

Being the same property conveyed to Pamela M. Young, by deed of record in Book 5042, Page 221, and also by Final Decree of record in Book 8650, Page 245 Register's Office for Davidson County, Tennessee. Pamela Young Johnson F/K/A Pamela M. Young.

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

James B. Johnson, Jr. joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Pamela Young Johnson by James B. Johnson, Jr. as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060309-0027603, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 529 Wanda Drive, Nashville, TN 37210
(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.

Davidson County DEEDWARR
Recvd: 03/09/06 12:14 2 pgs
Fees:13.00 Taxes:321.90
20060309-0027604

Witness our hands this 24th day of February, 2006.

Pamela Young Johnson by James B. Johnson, Jr. her Attorney-in-Fact

James B. Johnson, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of February, 2006, before me personally appeared James B. Johnson, Jr. , the person who executed the foregoing instrument on behalf of Pamela Young Johnson and who acknowledged that he executed the same as the free act and deed of the said Pamela Young Johnson, through Power of Attorney granted him by the said Pamela Young Johnson.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2006.

Commission expires:

Notary Public

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 B. Johnson, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2006.

Commission expires:

Notary Public