WARRANTY DEED

B-KW-06-607

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM G. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah C. Anthony	CityLife Lending Group	
607 Kennington Street (ADDRESS)	7445 New Technology Way (NAME) (ADDRESS)	108-04A 16.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL JOHNSON AND TARA L. JOHNSON, HUSBAND AND WIFE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH C. ANTHONY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 ON THE PLAN OF SECTION ONE, VILLAGES OF LARCHWOOD, OF RECORD IN PLAT BOOK 7900, PAGE 106, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL JOHNSON AND TARA L. JOHNSON, HUSBAND AND WIFE, BY WARRANTY DEED FROM DAVID SCOTT BLACK AND WIFE, ANGELA MARIE BLACK, AS TENANTS BY THE ENTIRETY, RECORDED ON THE 13TH DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020213-0019203, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 106 and Book 8067, page 792, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 607 Kennington Street, Nashville, Tennessee 37214
(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), their 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), 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/our hand(s) this 28th day of April, 2006.

Daniel Johnson

Tara L. Johnson

Davidson County DEEDWARR
Recvd: 05/02/06 15:48 2 pgs
Fees:13.00 Taxes:625.30

20060502-0050716

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Johnson and Tara L. Johnson, the within named bargainor, 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, this~~ the 28th day of April, 2006.

Notary Public

My Commission Expires: 11/24/07

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

