File No. 260301643

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 10:23 2 pgs
Fees:13.00 Taxes:740.00

20060503-0051036

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 12/15/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel E. Johnson	Owner	Map 178.00 Parcel 181-03-0A
(NAME)	(NAME)	
7225 Santeelah Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Jean Andre Barte Jr., unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel E. Johnson and Margaret B. Johnson, as joint tenants,** HEREINAFTER CALLED THE GRANTEES, 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. 178 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jean Andre Barte, Jr., unmarried by Warranty Deed from Eugene A. Collins, unmarried of record in Book 11682, page 46, Register's Office for Davidson County, Tennessee, dated 9/24/99.

Subject to all matters as set forth per Plat Book 9700, Page 391, Register's Office of said County; Subject to all matters as set forth per Plat Book 9700, Page 817, Register's Office of said County; Storm Water Detention easement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee; Restriction to Indian Creek Estates of record in Book 10752, page 553, Register's Office for Davidson County, Tennessee; Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 11033, page 509, Register's Office for Davidson County, Tennessee; Restriction to Indian Creek Estates in Book 11708, page 575, Register's Office for Davidson County, Tennessee; Restriction to Indian Creek Estates in Instrument #20000727007415 2, Register's Office for Davidson County; Easement of record in Book 6549, page 403, 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 7225 Santeelah Way, 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 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 GRANTEE, 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.

Jean Andre Barte Jr.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jean Andre Barte, 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 at office this 28th day of April, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 260301643

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027