BOX 56 #1

File No. 260400054

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,100.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2006.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: 4/21/08

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/03/06 15:03 2 pgs
Fees:13.00 Taxes:806.97

20060503-0051455

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blake Davis | Countrywide Home Loans, Inc.<br>3011 Armory Dr. Suite 120<br>Nashville, TN 37204 | 126160A12300CO |
| (NAME)<br>6852 Bridgewater Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37221 | (ADDRESS) | |
| (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, **Douglas R. Johnson, and wife, Lynn Greco,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Davis and wife, Ashley Davis,** HEREINAFTER CALLED THE GRANTEE(S), 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. 123 on the plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1**, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Douglas R. Johnson, married, by deed from Robert W. Neese and wife, Ashley L. Neese, of record in Instrument No. 20050131-011318, Register's Office for Davidson County, Tennessee.

Lynn Greco joins in this conveyance to relinquish any and all right, especially marital right, which she may have in said property by virtue of her marriage to Douglas R. Johnson.

Lynn Greco and Lynn J. Johnson being one and the same person.

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 6852 Bridgewater Drive, Nashville, TN 37221
(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 1st day of May, 2006.

Douglas R. Johnson

Lynn Greco

Lynn Greco

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 DOUGLAS R. JOHNSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of May, 2006.

Commission Expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 LYNN GRECO, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

**File Number: 260400054**

**RETURN TO:**
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072