Davidson County DEEDWARR
Recvd: 05/22/06 09:51 2 pgs
Fees:13.00 Taxes:311.17
20060522-0059589

**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

06-0869

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-6-09
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF May, 2006.

Notary Public

Commission Expiration:

**ADDRESS OF NEW OWNER:**
Tommi Ann & Matthew Johnson
3208 East Lake Drive
Nashville, TN. 37214

**SEND TAX BILLS TO:**
new owner

**MAP-PARCEL:**
M 108-08-OD P.030.00

# WARRANTY DEED

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, WE, **DANIEL BJORKLUND and wife, RHONDA BJORKLUND,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMMI ANN JOHNSON and husband, MATTHEW 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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows:

Unit No. 30, Lot No. 58 in a horizontal property regime as shown on the Condominium Site Plan of Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, page 435, said Register's Office, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Bjorklund and wife, Rhonda Bjorklund on 03/15/2002 by deed from David R. Haskett, filed for record on 03/20/2002 in Instrument No. 20020320-0034573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3208 East Lake Drive, Nashville, Davidson County, Tennessee 37214

**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.**

Witness my hand this 16th day of May, 2006.

Daniel Bjorklund

Rhonda Bjorklund

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Bjorklund and wife Rhonda Bjorklund, 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 at Nashville, Tennessee this 16th day of May, 2006.

Notary Public

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7.8.09
WILSON COUNTY

Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: