Davidson County DEEDWARR
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Fees:13.00 Taxes:573.50

20060710-0082407

This instrument was prepared by:
OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006060054

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$155,000.00**

Sworn to and subscribed before me this 7th day of July, 2006.

Affiant

Notary Public
My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael A. Bartlett 303 North 16th Street Nashville, TN 37206	New Owner 101 Trout Valley Drive Hendersonville, TN 37075	08310014900

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey L. Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Bartlett** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots 21, 22 and 23, W. R. CORNELIUS, JR. Subdivision, as shown on plat of record in Plat Book 57, Page 124, in the Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning on the easterly margin of 16th Street, formerly Hickman Street, at a point 50 feet southerly from the southerly margin of the first alley north of Gartland Avenue, running thence southerly with the easterly margin of 16th Street 40 feet to a stake; thence easterly along a line parallel to Gartland Avenue, 150 feet to a private alley running from Gartland Avenue to the first alley North of said Avenue; thence with the westerly margin of said private alley, northerly 40 feet; thence westerly and parallel with Gartland Avenue, 150 feet to the place of beginning.

Being the same property conveyed to Jeffrey L. Johnson by Warranty from Robert E. Williams and wife, Mary Jo Williams, recorded on the 11th day of December, 1985 in Deed Book 6732, Page 529, in the Register's Office of Davidson County, Tennessee.

This property has never been the domicile of the Grantor.

This conveyance is made subject to:

Plat of record in Plat Book 57, Page 124, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **303 North 16th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of July, 2006

Jeffrey L. Johnson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jeffrey 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2006.

Notary Public
My Comm. Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY