(1)

WARRANTY DEED

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa H. Jones	Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage	147070B01500CO
(NAME)	(NAME)	
4958 Edmondson Pike C-15	MSN-SV22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Van Nuys, CA 91410-0210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/30/06 10:32 2 pgs
Fees:13.00 Taxes:227.55
20060830-0107084

FOR AND 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, Kendall O. Johnson, unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa H. Jones, unmarried,, 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:

Land in Davidson County, Tennessee, being Unit No. C-15, in Woodlea Place Townhouses of record in book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kendall O. Johnson, unmarried, from Lisa Y. Lawrence, by warranty deed of record in Instrument No. 20041122-0139959, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2006 Taxes, a lien not yet due and payable. Said Taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for said Taxes when due and payable. (2) Declaration of covenants and restrictions of record in Book 5197, page 544, Register's Office for Davidson County, Tennessee. (3) Rules & Regulations of record in Book 6636, page 970, Register's Office for Davidson County, Tennessee. (4) By-Laws of record in book 5197, page 585, Register's Office for Davidson County, Tennessee. (5) All matters appearing on the Plan of Woodlea Place Townhouses of record in Book 5050, page 101, Register's office for Davidson County, Tennessee. (6) All applicable governmental and zoning regulations. (7) All easements of record. (8) All visible easements.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike C-15, Nashville, TN 37211

(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 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 28th day of August, 2006.

Kendall O. Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kendall O. 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of August, 2006.

Commission expires: 1-21-07

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

Notary Public