This instrument prepared by:
Brenda Lehman, an employee of
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 09/25/06 09:38 2 pgs
Fees:13.00 Taxes:1370.85
20060925-0118188

File No.: **2508**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of September, 2006 by and between **American International Relocation Solutions, LLC** parties of the first part, and **Robert C. Johnson and wife Luanne R. Johnson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly one-half (1/2) of Lot 67, BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", as shown on plat of record in Plat Book 421, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Davis and Michael D'Amico, as joint tenants with right of survivorship by Warranty Deed from Thomas T. Upshur, Jr., unmarried, recorded on the 25th day of February, 2002 in Instrument No. 20020225-0023589, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to American International Relocation Solutions, LLC by deed from Michael D'Amico and Jennifer Davis D'Amico, husband and wife. Recorded on this _____ day of _____, 2006 in Book 20060925, Page No. 0118187 : in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Taxes which have been prorated and assumed by Grantee, all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

Parcel ID # **105-13-0-107.00**
☒ Improved OR
☐ Unimproved property located at: **1302 Elmwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

American International Relocation Solutions, LLC

BY: Elizabeth Bachus

TITLE: Relocation Manager

State of Connecticut

County of Litchfield

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Elizabeth Boschert with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the Relocation Manager of, American International Relocation Solutions, LLC the within named bargainer, a limited liability corporation, and that he/she as such Relocation Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability corporation by Elizabeth Boschert as such Relocation Manager of American International Relocation Solutions, LLC.

Witness my hand and Notarial Seal at office this 20th day of September, 2006.

Teresa L. Gribbin.

Notary Public TERESA L. GRIBBIN

My Commission Expires: 12-31-08



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Owner's Name: **Robert C. Johnson**

Address: **1302 Elmwood Avenue, Nashville, TN 37212**

Mail tax bills to: **Robert C. Johnson**
342 Nash Johnson Road
Rose Hill, NC 28458

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$370,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Boschert

Affiant

Subscribed and sworn to before me this 20 day of September 2006.

Teresa L. Gribbin

Notary Public TERESA L. GRIBBIN

My Commission Expires: 12-31-08

