# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/06 12:43 2 pgs
Fees:13.00 Taxes:758.50

20061107-0138526

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Lender's Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles B. Eastman | Mortgage Lenders of America, LLC | 172-15-A-228.00CO |
| (NAME) | (NAME) | |
| 1821 Bryce Circle | 8400 West 110th Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37211 | Overland Park, KS 66210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Damon C Johnston and wife Denise L Johnston**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles B. Eastman and Jesse Eastman, husband and wife**, 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. :

Lot 187, Section Twelve, Holt Woods Subdivision, as shown on plat of record in Plat Book 9700, Page 723, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Damon C. Johnston and wife, Denise L. Johnston by John S. Hill, unmarried Deed dated 6/12/00, filed of record on 8/24/00 in Instrument No. 20000824-0083851, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

unimproved ☐
This is improved ☒ property, known as 1821 Bryce Circle, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 2nd day of November, 2006.

Damon C Johnston

Denise L Johnston

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Damon C. Johnston and wife, Denise L Johnston, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 2nd day of November, 2006.

Commission expires: 1-27-07

Jacqueline G Brown

Notary Public

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE