06-1507 39-B 1904

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 12:59 2 pgs
Fees:13.00 Taxes:503.20
20061219-0156294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES 5-23-09

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanna Johnston	New Owner	161-11-E-1[illegible].00 CO
(NAME) **5260 Village Way**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **JULIE MCKAY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA JOHNSTON,** 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. 26 (previously erroneously recorded as Unit No. 114) on the Plan of Villages of Brentwood Townhomes of record in Plat Book 7900, page 57, amending Book 6200, page 769, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie McKay by Deed from Tracy L. Abney of record as Instrument No. 20041203-0144226, Register's office for Davidson County, Tennessee

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 57, said Register's Office; (c) Restrictive covenants contained in Book 7231, page 789, amended in Book 7582, Page 816, annexation of Phase 8 in Book 7582, Page 816,, said Register's Office; and (d) Charter of Homeowners Association of record in Book 6158, page 352 as amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, said Register's Office.

unimproved
This is improved **x** property, known as 5260 Village Way, 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 8th day of December, 2006.

Julie McKay

Julie McKay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Julie McKay** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2006.

Commission expires:



Notary Public