File No. 06WH0278

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 11:52 2 pgs
Fees:13.00 Taxes:457.32

20061227-0159165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TRACI BROOKS
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
FEB. 6, 2007
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer K. Lill	America's Wholesale Lender	162-9-B-049.00 CO
(NAME)	(NAME)	
5600 Country Drive, Unit 135	750 Old Hickory Blvd., Ste. 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SHIRLEY HEMONTOLOR JOHNSON, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER K. LILL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), 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 135 on the Plan of the 4th Revised Phase 3, Hickory Valley Condominiums of record in Plat Book 5200, page 131, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, Phase 3, a horizontal property regime established by Master Deed of record in Book 4918, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Hemontolor Johnson by deed dated 10/11/1978 from Randall Phillips Builders, Inc. of record in Book 5352, page 970, Register's Office for Davidson County, Tennessee. The said Shirley Hemontolor Johnson is now known as Shirley Hemontolor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 5600 Country Drive, Unit 135, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of December, 2006.

Shirley Hemontolor Johnson by Synnove Inman, attorney in Fact

Shirley Hemontolor Johnson by Synnove Johnson, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of December, 2006, before me personally appeared Synnove Inman, to me known to be the person(s) described in and who executed the foregoing instrument on behalf of Shirley Hemontolor Johnson as Attorney in Fact, and who acknowledged the execution of the same as the free act and deed of the said Shirley Hemontolor Johnson.

Witness my hand at office this 20th day of December, 2006.

Traci Brooks

Notary Public

TRACI BROOKS
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. FEB. 6, 2007
COUNTY OF SUMNER

Commission expires:

File Number: 06WH0278

RETURN TO:

Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188