WARRANTY DEED

(1)

Davidson County DEEDWARR
Recvd: 04/05/07 11:12 2 pgs
Fees:13.00 Taxes:495.43
20070405-0040888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Adelia Johnson	America's Wholesale Lender	63-12-0/33.00
(NAME)	(NAME)	
4525 South Trace Blvd.	750 Old Hickory Blvd, Ste 180	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, **Judith A. Lemons, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Adelia Johnson, 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:

Being Lot No. 32 on the Plan of Southfork, Section Two, of record in Plat Book 6250 at page 386, Register's Office for Davidson County, Tennessee, to which reference is hereby madefor a more complete description.

Being the same property conveyed to Judith A. Lemons, unmarried by Warranty Deed from David S. Erickson and wife, Tracy L. Erickson dated January 24th, 2001 and filed for record in Instrument No. 20010130-0008970, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive covenants contained in an instrument of record in Book 6906, Page 733, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations ,building restrictions, setback lines if any andany and all easements for public utility.

The current years taxes have been prorated and assumed by the Grantee

unimproved ☐

This is improved ☒ property, known as 4525 South Trace Blvd., Old Hickory, TN 37138
(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 3rd day of April, 2007.

Judith A. Lemons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Judith A. Lemons the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of April, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

