File No. 70343

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Wendy S Bundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

Record and Return To: THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy S. Bundy	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	009 00 0 197.00
(NAME)	(NAME)	
7880 Ridgewood Road	1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Irving, TX 75038	
(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, James Andrew Johnson and wife, Alice Jean Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy S. Bundy, an unmarried woman, 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey by C.J. Carney dated 3-26-55, as follows, to-wit:

BEGINNING at a concrete monument in the northerly margin of the right-of-way dedication area for Ridgewood Road, said point being North 01° 49' 00" West 31.00 feet from the existing northerly margin of the pavement on Ridgewood Road, being the southeast corner of this tract and the southwest corner of a tract of land conveyed to James A. Johnson by deed of record in Book 4063, Page 896, Register's Office for Davidson County, Tennessee; thence with said right-of-way dedication for Ridgewood Road on a curve having a delta angle of 25° 35' 18", a radius of 681.00 feet, a tangent of 154.65 feet, a length of 304.14 feet and a chord of 301.61 feet to a concrete monument; thence leaving said right-of-way North 23° 18' 46" East 215.61 feet to an iron pin; thence North 38° 43' 11" East 215.61 feet to an iron pin; thence North 38° 43' 11" East 331.87 feet to an iron pin; thence South 01° 49' 00" West 582.31 feet to the point of beginning and containing 2.00 acres, more or less.

BEING the same property conveyed to James Andrew Johnson and wife, Alice Jean Johnson by deed from Alvin T. Parrish and wife, Hattie C. Parrish dated October 4, 1994 and filed for record on October 6, 1994 in Book 9486, Page 491, in the Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 06/04/07 14:50 2 pgs
Fees:13.00 Taxes:460.65
20070604-0066304

unimproved ☐

This is improved ☒ property, known as 7880 Ridgewood Road, Goodlettsville, TN 37072
(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 our hands this 31st day of May, 2007.

James Andrew Johnson

Alice Jean Johnson

File No. 70343
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Andrew Johnson and wife, Alice Jean Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2007.

Commission expires: 7-24-2010

Luna Brady
Notary Public

