6070209

Return To:

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070209

Send Tax Bills To:
Sun Trust Mortgage
201 Fourth Ave. N. 2nd Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/07/07 10:14 3 pgs
Fees:18.00 Taxes:754.43
20070607-0068272

New Owner is:
Matthew S. Johnson
7972 Boone Trace
Nashville, TN 37221

MAP: MAP 126-15A

PARCEL: PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Terri Schmahl (now known as Terri Schmahl Kinloch), married**** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew S. Johnson and wife, Myriam Johnson,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **7972 Boone Trace, Nashville, TN 37221**
**Alisdair Kinloch joins in this conveyance for the purpose of conveying any and all marital rights in said property.

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Being Lot No 128 on the Plan of Phase Two, Boone Trace at Biltmore of record in Book 9700, pages 316 and 317, amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terri Schmahl from Fox Ridge Homes,Inc., a/k/a NVR Fox Ridge Inc., by Warranty Deed dated October 30, 1998 and recorded November 2, 1998 in Book 11180, page 788, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

A.K.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of May, 2007.

GRANTOR(S):

TERRI SCHMAHL (Now known as Terri Schmahl Kinloch)

ALISDAIR KINLOCH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Terri Schmahl (now known as Terri Schmahl Kinloch)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of May, 2007.

PATRICIA BURKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 1/26/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires JAN. 26, 2008

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alisdair Kinloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of May, 2007.

PATRICIA BURKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 1/26/08

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$203,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 31st day of May, 2007.

NOTARY PUBLIC
My commission expires: 7/27/10



