Bk 36
22604

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Ryan M. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/07 13:56 2 pgs
Fees:13.00 Taxes:1295.00
20070702-0078789

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Beck Jappe Dando and Katherine Kelly Dando** | **Countrywide Mortgage Ventures** | **115-16-78** |
| (NAME) **146 Haverford Drive** | (NAME) **1600 Utica Avenue South, Ste 140** | |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) **St. Louis Park, MN 55416** | |
| (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, **Ryan M. Johnson and wife, Polly A. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beck Jappe Dando and wife, Katherine Kelly Dando**, 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:

Beginning at an iron pin in the northerly margin of Haverford Drive, said pin being located at the southwest corner of Lot 12 of the West Meade Farms Section 3 of Record in Plat Book 1835, page 4, Register of Deeds for Davidson County, Tennessee.

Thence, with the northerly margin of Haverford Drive, South 81 deg 13' 00" West 120.60 feet to a set iron pin, said iron pin being the centerline of the 50 foot abandoned right of way, said right of way abandoned by the Metropolitan Government by Ordinance No. BL2006-1058;

Thence, along the centerline of the said abandoned right or way, North 08 deg 47' 00" West 160.54 feet to a set iron pin;

Thence, North 85 deg 56' 00" East 96.60 feet to an iron pin;

Thence, along the westerly boundary of said lot 12, South 08 deg 46' 00" East 156.75 feet to the point of beginning, containing 18,834 square feet, 0.42 acres, more or less.

Being the same property conveyed to Ryan M. Johnson and wife, Polly A. Johnson by deed from I. Dyke Tatum, Trustee of record in Instrument No. 20060727-0090909 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
The Plan of Record in Book 1835, page 4

unimproved ☐

This is improved ☒ property, known as **146 Haverford Drive, Nashville, TN 37205**
(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 29th day of June, 2007.

Ryan M. Johnson

Polly A. Johnson

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 Ryan M. Johnson and wife, Polly A. Johnson, the bargainors, 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 at Nashville, Tennessee this 29TH DAY OF JUNE, 2007.

Commission expires: 7/21/07

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007