**PREPARED BY & RETURN TO:**

**CALVARY TITLE**
**1008 MEB CT.**
**MT. JULIET, TN 37122**

Davidson County DEEDWARR
Recvd: 08/01/07 09:28 2 pgs
Fees:13.00 Taxes:549.45
20070801-0091157

# WARRANTY DEED

**FOR AND IN CONSIDERATION the sum of ONE DOLLAR, ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, JOHNSON CONSTRUCTION GROUP, LLC has this day bargained and sold and does hereby transfer and convey unto DESIREE T. HOLT-CARPENTER AND HUSBAND, STEVEN L. CARPENTER, JR., their heirs and assigns, forever, that certain parcel of real estate located in DAVIDSON County, the state of Tennessee, and being described as follows, to-wit:**

**See Exhibit "A" attached hereto and made apart hereof:**

**TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said DESIREE T. HOLT-CARPENTER AND HUSBAND, STEVEN L. CARPENTER, JR., their heirs and assigns, forever.**

**The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.**

**The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.**

**This Deed is subject to any and all leases recorded and/or unrecorded in the Register's Office for DAVIDSON County, Tennessee.**

**WITNESS OUR HANDS THIS THE** 11th **DAY OF** JULY**, 2007.**

BY ATTORNEY-IN-FACT
**CHRISTOPHER JOHNSON** FOR CHRISTOPHER JOHNSON
**MANAGING MEMBER**
**JOHNSON CONSTRUCTION GROUP, LLC**

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

**Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared CHRISTOPHER JOHNSON BY AND THROUGH HIS LAWFUL ATTORNEY IN FACT WILLIAM G. WEAVER and personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this** 11th **day of** JULY**, 2007.**

KIMBERLY HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**

My Commission Expires JULY 21, 2007

## AFFIDAVIT

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 148,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Courtney Locke
**Affiant**

**Subscribed and sworn to before me this** 11th **day of** July, **2007.**

Pamela S. Maurer
**NOTARY PUBLIC**

**My Commission Expires:**

My Commission Expires
Jan 12, 2010

PAMELA S. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Map & Parcel No. 150-12-0-C-032.00-CO**

**Name and address of new owner:**

**DESIRIE HOLT-CARPENTER**
**605 HOMEY COURT**
**ANTIOCH, TN 37013**

**Exhibit A**

**LAND in Davidson County, Tennessee being all of Lot No. 32, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.**

**BEING the same property conveyed to Johnson Construction Group, LLC by Quitclaim Deed from Sarah L. Johnson, married and of record in Instrument Number** 20070801-0091155 **, Register's Office for Davidson County, Tennessee.**