# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/07 10:37 2 pgs
Fees:13.00 Taxes:456.58

20070810-0095907

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $123,400.00.

*Affiant*

Subscribed and sworn to me on July 31, 2007.

NOTARY PUBLIC

T. A. BRICKER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22631SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Kevin Johnson<br>Terrah Johnson<br>1302 Katie Avenue<br>Nashville, TN 37207 | **SAME** | 71-10-0050.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rivercrest Homes, LLC, a Tennessee Limited Liability Company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kevin Johnson and Terrah Johnson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of J.B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the westerly side of Katie Avenue and runs back between parallel lines, 125 feet to an alley.

TRACT 2:

All that portion of the 10 feet alley lying between the direct extensions westerly of the northern and southern lines of Lot No. 100 as said alley and Lot are shown on the plan of J.B. Haynie's Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Being part of the alley closed by Metro Council Bill No. 66-61 and adjacent to Tract 1 herein.

Being the same property conveyed to Rivercrest Homes, LLC, by Warranty Deed from F.E. Davenport, of record as Instrument No. 20060508-0053233, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters appearing of record in Book 57, page 170; any and all zoning regulations, setback lines, building restrictions, easements, charter, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1302 Katie Avenue, Nashville, TN 37207.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on July 31, 2007.

**Rivercrest Homes, LLC, a Tennessee Limited Liability Company**

**By:** _____ Chief Manager
**William W. Depietro, Chief Manager**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared William W. Depietro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Rivercrest Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal on July 31, 2007.

_____
NOTARY PUBLIC

My Commission Expires

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
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STATE OF TENNESSEE