This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/10/07 11:37 3 pgs
Fees:18.00 Taxes:479.15
20070810-0095960

ADDRESS NEW OWNER:
Sarah E. Johnson
445 Scotts Creek Trail
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
4500 Park Granada, MSN#SVB-314
Calabasas, CA 91302

MAP	**75-12**
GROUP	**A**
PARCEL	**125.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joan C. Eakin, a married woman and Rachel L. Eakin, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sarah E. Johnson,*** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Section Three, Phase I, Green Meadows at Cedar Creek, of record in Inst. No. 20010920-0101748, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joan C. Eakin, a married woman and Rachel L. Eakin, an unmarried woman by deed from Capital Homes, Inc. of record in Instrument no. 20030904-0128153, re-recorded in Inst. No. 20031202-0173265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **445 Scotts Creek Trail, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, 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 GRANTEE, and her 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.

*Rodger D. Eakin, spouse of Joan C. Eakin hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise

WITNESS our hands this the **31st** day of **July, 2007.**

Joan C. Eakin

Rachel L. Eakin by Joan C. Eakin as attorney in fact

Atty in Fact

Rodger D. Eakin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joan C. Eakin** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Rachel L. Eakin** and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Rachel L. Eakin** as her free act and deed.

WITNESS my hand and official seal this 31st day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rodger D. Eakin ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

