Davidson County DEEDWARR
Recvd: 09/17/07 09:57 2 pgs
Fees:13.00 Taxes:1350.13
20070917-0110814

WARRANTY DEED

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $364,900.00

Affiant

Subscribed and Sworn to me, this 14th day of September, 2007.

Natasha Bilbrey
Notary Public

My commission expires:
6/20/11

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Johnson 6240 Palomar Court Nashville, TN 37211	Same	MAP & PARCEL 172100B06700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jack Johnson and wife, Edith Johnson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James A. Johnson and wife, Stephania E. Johnson**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 67 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Plat Instrument No. 20010209-0012854, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Johnson and wife, Edith Johnson by deed from Regent Development, LLC of record in Instrument No. 20010803-0083061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument Number 20010209-0012854, said Register's Office.

Subject to Charter of Christiansted Valley of record in Instrument No. 19991221-0305560, and Articles of Amendment to the Charter of record in Instrument No. 19991221-0305561, Register's Office for Davidson, TN.

Subject to covenants, conditions and restrictions as of record in Instrument No. 19991221-0305559 and amended in 20000728-00704515, Register's Office for Davidson County, Tennessee.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 6240 Palomar Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 14th day of September, 2007.

Jack Johnson

Edith Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack Johnson and Edith Johnson** the within named 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 14th day of September, 2007.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

Southern Title Services
8119 Isabella Lane #104
Brentwood TN 37027