WARRANTY DEED

22963

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Jose Londono
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF September, 2007.

Karen McCalla
Notary Public

(Affix Seal)

My Commission Expires: 5-31-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/03/07 08:51 2 pgs
Fees:13.00 Taxes:636.40

20071003-0117710

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose Londono	Same	
4713 Timberhill Court		Map and Parcel 132-16-0-011.00
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES M. JOHNSON, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JOSE LONDONO, unmarried, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 784 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County, as follows:

Said lot fronts 73 feet on the west side of Timberhill Court, and runs back 148.17 feet on the north line and 140.7 feet on the south line, to a dead line in the rear, which is a broken line, on which it measures 108.77 feet.

Being the same property conveyed to Roy B. Johnson and wife, Frances M. Johnson by Warranty Deed from Andrew Ewing, Trustee of record in Book 3800, page 551, Register's Office for Davidson County, Tennessee. The said Roy B. Johnson having since died.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66 Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 4713 Timberhill Court, Nashville, Tennessee 37221.

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(S), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 my/our hand(s) this 25th day of September, 2007:

Frances M. Johnson By Barbara G. Johnson her Atty in fact.
Frances M. Johnson by Barbara G. Johnson, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2007, before me personally appeared Barbara G. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances M. Johnson, and who acknowledged that she executed the same as the free act and deed of said Frances M. Johnson by virtue of the Power of Attorney, duly executed by the said Frances M. Johnson and appearing of record in Instrument No. 20071003 · 0117709, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of September, 2007, in Franklin, Tennessee.

Notary Public

My Commission Expires:



My Commission Expires JAN. 30, 2010