Bk 36
R 05

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/07 13:46 3 pg:
Fees:18.00 Taxes:481.00

20071030-0127924

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to me on October 29, 2007.

NOTARY PUBLIC

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Bernie McEvoy
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22840SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tiffany A. Johnson 8207 Sawyer Brown Rd #02 Nashville, TN 37221	SAME ADDRESS AS NEW OWNER	142-1-A-96 CO

FOR AND IN CONSIDERATION 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, Jill Johnson Howlett (formerly known as Jill Johnson) and husband, Matthew Howlett, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tiffany A. Johnson, a single person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 0-2 together with carport designated 0-2-C on the Plan of River Plantation Condominium Apartments, Section 1, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jill Johnson, unmarried by Deed from Barbara J. Smith, unmarried of record as Instrument No. 20020430-0052915, Register's Office for Davidson County, Tennessee. The said Jill Johnson having since married, is now known as Jill Johnson Howlett.

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 paid by Grantor; 2008 and subsequent taxes are assumed by the Grantee; and
2. Matters shown on Plan of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee; and

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of River Plantation Condominiums, of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20051020-0126564, Register's Office for Davidson County, Tennessee; and
4. Homeowner's Association Charter of record as Instrument No. 20050818-0098515, Register's Office for Davidson County, Tennessee; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8207 Sawyer Brown Road #02, Nashville, TN 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, 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, 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 GRANTEE, 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.

WITNESS our hands on October 29, 2007.

Jill Johnson Howlett

Matthew Howlett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 29, 2007, before me personally appeared Jill Johnson Howlett and Matthew Howlett to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 29, 2007.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE