Return to:
File Box 9B
First Title & Escrow Co., Inc.
#27246

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Patricia A. Rose and David M. Rose, Grantors
TO: Jamey V. Johnson, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Jamey V. Johnson 3372 Hickory Run Nashville, TN 37211	Same as Owner	180-04-0A-156.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $350,000.00.

Patricia M. Rose
Affiant

Subscribed and sworn to before me this the 21st day of December 2007.

My commission expires: 11-14-09

Mary Esther Champion
NOTARY PUBLIC

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Patricia A. Rose and husband, David M. Rose**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jamey V. Johnson**, unmarried hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument No. 20040915-0111296, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Patricia A. Rose and husband, David M. Rose, by warranty deed, recorded April 28, 2005 in Instrument No. 20050428-0047525, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 12/28/07 15:17 2 pgs
Fees:13.00 Taxes:1295.00
20071228-0148571

paid by Grantor.

County and/or City taxes for the year 2007, [illegible]. Said taxes have been prorated between the parties [illegible]

The above-described property is improved property known as: 3372 Hickory Run, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 21ST day of DECEMBER, 2007.

"GRANTORS"

Patricia A. Rose

Patricia A. Rose

David M. Rose

David M. Rose

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Patricia A. Rose & David M. Rose, 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/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 21ST day of DECEMBER, 2007.

My commission expires: JUNE 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN