File No. 271201070

203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/08 10:53 2 pgs
Fees:13.00 Taxes:621.23

20080129-0009082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$167,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/3/11

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL L. WISCHHOF
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall K. Shaw	**Countrywide Bank, FSB**	**Map 12-02** **Parcel 15.00**
(NAME) **8216 Old Springfield Pike**	(NAME) **PO Box 961206 FTWX-22**	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Fort Worth, TX 75161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Raymond D. Johnson and Susan K. Johnson, husband and wife,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall K. Shaw and Karen M. Shaw, husband and wife,

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 the 2nd, formerly the 10th Civil District of Davidson County, Tennessee, BEING Lot No. 145 on the Plan of Grizzard Manor, Section 6, as of record in Book 5200, Page 79, register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Raymond D. Johnson and Susan K. Johnson, husband and wife, by Warranty Deed dated January 26, 2001, from Paul E. Phillips, unmarried, of record by Instrument No. 20010131-0009477 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **8216 Old Springfield Pike, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 genders.

Witness our hands this **28th day of January, 2008.**

Raymond D. Johnson

Susan K. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Raymond D. Johnson and Susan K. Johnson, husband and wife** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this **28th day of January, 2008.**

Commission expires: 8/23/11

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

File Number: 271201070

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072