Davidson County DEEDWARR
Recvd: 02/12/08 13:44 2 pgs
Fees:13.00 Taxes:1988.75
20080212-0014172

This Instrument Prepared By:
Thomas I. Bottorff, Attorney, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Victor Ganglani
5858 Cloverland Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Capital Mortgage, Inc.
2035 Lakeside Centre Way, Suite 140
Knoxville, TN 37922

MAP 171
GROUP
PARCEL 95.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jack C. Johnson and wife, Deanna B. Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Victor Ganglani and wife, Priya Ganglani**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, described according to a survey made August 21, 1951, by George W. Watkins, Surveyor, as follows:

Beginning in the center of Hardscuffle Road (now called Cloverland Drive), John Blackman's westerly line; thence with said line and an old fence north 4 deg. East 638.6 feet to a set iron pin in said old fence line; thence south 30 deg. 30' West 608 feet to the center of Hardscuffle Road; thence with the center of said road South 62 deg. 45' East 87 feet, South 65 deg. 15' East 100 feet and South 71 deg. East 100 feet to the beginning containing 1.97 acres, more or less.

Being the same property conveyed to Jack C. Johnson and wife, Deanna B. Johnson by deed from Nicole Fabian, married (f/k/a Nicole Fedun) of record in Instrument No. 20021010-0124541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **5858 Cloverland Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, 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 GRANTEES, and 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 the **6th** day of **February, 2008.**

Jack C. Johnson

Deanna B. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jack C. Johnson and Deanna B. Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of February, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $537,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of February, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds