Davidson County DEEDWARR
Recvd: 03/07/08 09:33 2 pgs
Fees:13.00 Taxes:788.10

20080307-0023070

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $213,000.00 Gina Canaday Affiant Subscribed and sworn to before me, this 5th day of March, 2008. Notary Public Expiration of commission.
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Hill **Nita H. Hill**	Cadence Bank N.A.	**Map 142, Parcel 115.00**
113 Bellevue Road	P.O. Box 383217	
Nashville, TN 37221	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Matthew M. Johnson and wife, Dasha A. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Hill and Nita H. Hill, husband and wife

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:

Land in Davidson County, Tennessee, on the South side of Bellevue Road and being more particularly described according to a survey made September 2, 1957, by S. H. Hutchison, as follows: BEGINNING at a stake in the South margin of Bellevue Road, the same being the Northwest corner of Howard Fredli lot; thence with the West line of said lot South 3 degrees East 368 feet to a stake in the North margin of the N.C. & St. Railroad property; thence with the North margin of said railroad property, South 88 degrees 45' West 117 feet to a stake; thence North 3 degrees West, 380 feet to a stake in the South margin of Bellevue Road; thence with the South margin of Bellevue Road South 87 degrees 30' East 117 feet to the point of beginning and containing 1 acre, more or less.

Being the same property conveyed to Matthew M. Johnson and wife, Dasha A. Johnson, by Warranty Deed, from H. Lee Fleshood, of record in Instrument No. 20040524-0060725, Dated May 20, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 113 Bellevue Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 5th day of March, 2008.

Matthew M. Johnson

Dasha A. Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Matthew M. Johnson and wife, Dasha A. Johnson , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08164-CD**
RECORD & RETURN TO:
Cadence Bank N.A.
P.O. Box 383217
Birmingham, AL 35244