File No. 280300510

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-2012

(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Davidson County DEEDWARR
Recvd: 04/18/08 15:03 2 pgs
Fees:13.00 Taxes:323.38

20080418-0039791

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Johnson	Franklin American Mortgage Company	Map 43.09 Parcel 35.00
(NAME) 104 Wiley Street	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(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,

John E. Garrison and Jamie R. Garrison, husband and wife,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

David E. Johnson, unmarried and Amanda N. Minor, unmarried,

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 Davidson County, Tennessee, Being Lot No. 54 of Block "A" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to John E. Garrison and Jamie R. Garrison, husband and wife, by Special Warranty Deed dated March 4, 2003, from U.S. Bank, National Association , of record by Instrument No. 20030319-0036296 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 104 Wiley Street, Madison, TN 37115
(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 my/our hands this 16th day of April, 2008.

John E. Garrison

Jamie R. Garrison

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 John E. Garrison and Jamie R. Garrison, 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 16th day of April, 2008.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280300510

RETURN TO:

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