WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,547.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

BOX 13
14225

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter H. Carter, Trustee for The 509 Sping Garden Court Land Trust U/T/A dated April 8, 2008	Walter N. Carter	15011019800
(NAME) P O Box 1633	P.O. Box 1633 (NAME)	
(ADDRESS) Mt Juliet TN 37121	(ADDRESS) Mt. Juliet Tn 371211633	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul E. Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter H. Carter, Trustee for The 509 Sping Garden Court Land Trust U/T/A dated April 8, 2008, 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, being Lot No. 317 on the Plan of Towne Village of The County, Section 4-A, of record in Plat Book 6250, Page 20, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Johnson and wife, Cora R. Johnson, by deed of record in Book 8965, Page 820, Register's Office for Davidson County, Tennessee. Cora R. Johnson having since died. Paul E. Johnson being one and the same as Paul Edmond Johnson.

This instrument is executed on behalf of Paul Edmond Johnson by James Thomas Johnson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080422 - 0040912, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 509 Spring Garden Court, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 genders.

Davidson County DEEDWARR
Recvd: 04/22/08 09:25 2 pgs
Fees:13.00 Taxes:305.42

20080422-0040913

Witness my hand this 15th day of April, 2008.

x Paul E. Johnson by James Thomas Johnson his atty in fact

Paul E. Johnson by James Thomas Johnson, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of April, 2008, before me personally appeared James Thomas Johnson, the person who executed the foregoing instrument on behalf of Paul Edmond Johnson and who acknowledged that he executed the same as the free act and deed of the said Paul Edmond Johnson, through Power of Attorney granted he by the said Paul Edmond Johnson.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2008.

Commission expires:

72509

Heidi Jo Clayton

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds