File No. 80322

# WARRANTY DEED

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Billie Jean Hardison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-28-12
(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC LAW COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Johnson | James M. Johnson | 052-11-0/006.00 |
| (NAME) | (NAME) | |
| 1009 Berwick Trail | 1009 Berwick Trail | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Billie Jean Hardison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Johnson and wife, Jean P. Johnson, 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. 47 on the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, Register's Office for said County. Said Lot No. 47 fronts 200.0 feet on the northerly side of Berwick Trail and extends back between lines 211.95 feet on the westerly line and 207.59 feet on the easterly line to a dead line in the rear measuring 200.05 feet thereon.

Being the same property conveyed to Thomas E. Hardison and wife, Billie Jean Hardison by deed from William D. Whitaker, Jr. and wife, Marjorie A. Whitaker, dated June 29, 1979 and recorded on July 17, 1979 in Book 5466, page 169, Register's Office, Davidson County, Tennessee and further conveyed to Billie Jean Hardison by Affidavit of Death of Joint Tenant dated August 13, 2003 and recorded in Instrument #20030814-0117010, Register's Office for said County. Thomas E. Hardison died on July 10, 1999, and at the time of his death was the husband of Billie Jean Hardison.

Subject to restrictions of record in Book 6122, page 331, said Register's Office.

Subject to a sanitary sewers and/or storm drainage easement of record in Book 6122, Page 331, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1009 Berwick Trail, 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 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.

Witness my hand this 18th day of April, 2008.

Billie Jean Hardison

Davidson County DEEDWARR
Recvd: 04/23/08 13:38 2 pgs
Fees:13.00 Taxes:543.90

20080423-0041533

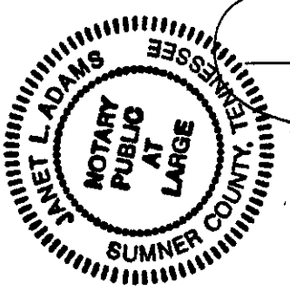
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COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Jean Hardison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2008.

Commission expires: 2-28-12




Notary Public