BCCB

Davidson County DEEDWARR
Recvd: 06/02/08 11:16 3 pg
Fees:18.00 Taxes:4051.50

20080602-0055709

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
575198 575191
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Bart A. Johnston	(NAME) SAME	130-100-021.00
(STREET ADDRESS OR ROUTE NUMBER) 4424 Forsythe Place	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Richard Todd Raines and Tiffany N. Raines, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Bart A. Johnston and wife, Bonnie L. Johnston, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

*20080602-0055708

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. * in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,095,000.00

Affiant

Subscribed and sworn to before me this the 30TH day of MAY 2008

Notary Public Theresa Hostetler

My commission expires (Affix Seal)

TESSA HOSTETLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

This is unimproved ( ), known as 4424 Forsythe Place, Nashville, TN 37205
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 14 day of April, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Todd Raines

Tiffany N. Raines

STATE OF
COUNTY OF

Personally appeared before me, Kathleen Taylor Key, a Notary Public in and for said County and State, Richard Todd Raines, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of April, 2008.

Kathleen Taylor Key
Notary Public
My Commission Expires:

(This area for official notarial seal)

KATHLEEN TAYLOR KEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

STATE OF
COUNTY OF

Personally appeared before me, Kathleen Taylor Key, a Notary Public in and for said County and State, Tiffany N. Raines, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of April, 2008.

Kathleen Taylor Key
Notary Public
My Commission Expires:

(This area for official notarial seal)

KATHLEEN TAYLOR KEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Exhibit A

Being the east one-half of Lot No. 7 on the map showing a resubdivision of Lots 6 and other lots in Block "C" and a strip off of the north part of Block "D" of Bellemeade, of record in Book 421, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot fronts 100 feet on the north side of Forsythe Place and extends back between lines 232 feet to a dead line.

Being the same property conveyed to Sterling Lee Williams, Trustee and Barbara Gattis Williams, Trustee as Trustees of The Tiffany Nicole Williams 2001 Family Trust U/A dated September 1, 2001 as to a 2/3 undivided interest and Sterling Lee Williams and wife, Barbara Gattis Williams as to a 1/3 undivided interest all as tenants in common by deed from Dana Rowan Griscom, Trustee of The Dana Rowan Griscom Living Trust, established by the Revocable Trust Agreement of Dana Rowan Griscom dated May 23, 2003, of record in Instrument No. 20060321-0032407, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Richard Todd Raines and wife, Tiffany N. Raines, by Quitclaim Deed from Sterling Lee Williams, Trustee and Barbara Gattis Williams, Trustee as Trustees of The Tiffany Nicole Williams 2001 Family Trust U/A dated September 1, 2001 as to a 2/3 undivided interest and Sterling Lee Williams and wife, Barbara Gattis Williams as to a 1/3 undivided interest all as tenants in common of record in Instrument No. 20060602005708, Register's Office for Davidson County, Tennessee.