Davidson County DEEDWARR
Recvd: 06/06/08 09:14 2 pgs
Fees:13.00 Taxes:4236.50
20080606-0058148

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Benjamin Sensing and Mary Sensing 4000 Newman Place Nashville, Tennessee 37204	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 132-02;59.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

RANDALL L. JOHNSON and wife, SHANNON JOHNSON

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

BENJAMIN SENSING and wife, MARY SENSING

HEREINAFTER called the GRANTEE, his 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. 13 on the revised plat of parts of Thompson's Glen Leven Subdivision, made October 1934 by W.B. Southgate, Surveyor, as found of record at Book 3, Page 20 (Chancery Court) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a more complete description of said lot.

BEING the same property conveyed to Randall L. Johnson, married, by warranty deed from Aubrey Hiam and Noble Properties, Inc., of record in Instrument No. 20070420-0047529, Register's Office for Davidson County, Tennessee.

Shannon Johnson joins in this conveyance to convey any marital interest she may possess in the property.

This conveyance is subject to an easement for driveway purposes only 60 feet in width and constituting the easterly 60 feet of said Lot 13 and along the dividing line between said Lots 13 and 5 to constitute an outlet for the tenants of houses on the westerly edge of said Lot 5 to the northerly edge of said Lot 14 and there connecting with a like or for similar easement to Glen Leven Drive; which said easement shall be for ingress and egress to residences along the westerly boundary of said Lot 5 and for no other purpose.

This is improved property known as **4000 Newman Place, Nashville, Tennessee 37204.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 3rd day of June, 2008.

RANDALL L. JOHNSON

SHANNON JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RANDALL L. JOHNSON and wife, SHANNON JOHNSON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of June, 2008.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,145,000.00.

AFFIANT

Sworn to and subscribed to before me this 3rd day of June, 2008.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY