WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/08 09:51 3 pgs
Fees:18.00 Taxes:399.60
20080623-0064154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya D. Johnson	First Community Mortgage, Inc.	16213024900
(NAME)	(NAME)	
943 Ilawood Drive	1610 South Church St., Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN. 37130	
(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, Jane Mary Willard and husband, Steve M. Willard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya D. Johnson, an unmarried woman, 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. 64-B on the Plan of Lot 64, Zone Lot Division on the Plan of the Resubdivision of Lot Nos. 63 and 64 of Dreamland Estates Southeast, Section Two, as of record in Book 6250, Page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jane Mary Willard and Steve M. Willard, wife and husband, by deed of record in Instrument No. 20020111-0004599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 943 Ilawood Drive, Nashville, TN 37211

(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 our hands this 17th day of June, 2008.

x Jane Mary Willard
Jane Mary Willard

x Steve M Willard
Steve M. Willard

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 Jane Mary Willard and Steve M. Willard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2008.

Commission expires: 2/22/2010

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2010
RUTHERFORD COUNTY

Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires: