File No. 20080140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Resendiz	Franklin American Mort. Co.	061 15 0 100.00
(NAME) 1115 Ardee Avenue	(NAME) 501 Corporate Centre Drive Suite 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067	
(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, James E. Johnson and wife, P. Susanne Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Resendiz and Sarah Resendiz, husband and wife, 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 the East 25 feet of Lot No. 5 and the west 40 feet of Lot No. 6 on the Map of Sunnymeade, Block "C", as of record in Book 974, Pages 56 and 57, 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 James E. Johnson and wife, P. Susanne Johnson by deed from Ronnie D. Richards and Teresa Richards, dated April 25, 2001 and recorded on May 2, 2001 in Instrument Number 20010502-0045180, Register's Office, Davidson County, Tennessee.

P. Susanne Johnson executed this instrument on behalf of James E. Johnson pursuant to a Power of Attorney of record in Instrument Number 20080703-0068899, Register's Office, Davidson County, Tennessee.

P. Susanne Johnson is one and the same as P. Susanne Mumpower.

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

unimproved ☐

This is improved ☒ property, known as 1115 Ardee Avenue, Nashville, TN 37216
(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: 07/03/08 10:28 2 pg
Fees:13.00 Taxes:628.63

20080703-0068900

File No. 20080140

Witness our hands this 27th day of June, 2008.

P Susanne Johnson 6/27/08
P. Susanne Johnson

James E. Johnson by P Susanne Johnson as Attorey-In-Fact 6/27/08
James E. Johnson

P Susanne Johnson 6/27/08
By P. Susanne Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Susanne Johnson with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James E. Johnson as his Attorney in Fact as the free act and deed of the within named James E. Johnson.

Witness my hand and official seal this 27th day of June, 2008.

Commission expires:

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2009

Debbie A. Treadway
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Susanne Johnson, 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 27th day of June, 2008.

Commission expires:

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2009

Debbie A. Treadway
Notary Public

Return To:
Executive Title LLC
4470 Old Lebanon Dirt Rd
Mt Juliet, TN 37122