03

Realty Title Box 414

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$279,900.00**

Alison Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/5/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lia Chen	**PEOPLE'S HOME EQUITY, INC.**	**118-10-158**
(NAME) **827 Crestridge Drive**	(NAME) **4300 SIDCO DR., #200**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **NASHVILLE, TN 37204**	
(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, **Katherine C. Johnson and Brad T. Johnson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lia Chen, unmarried**, 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. 48, on the Plan of Pleasant Valley Subdivision, of record in Book 1424, page 63, 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 Katherine C. Johnson and Brad T. Johnson, wife and husband by deed from Henry B. Glascock, Jr. and wife, Lauren N. Glascock of record in Instrument No. 20070423-0047623, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **827 Crestridge Drive, Nashville, TN 37204**

(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 2nd day of July, 2008.

Katherine C. Johnson by Alison Douglas her attorney in fact
Katherine C. Johnson by Alison Douglas, her attorney in fact

Brad T. Johnson by Alison Douglas, his attorney in fact
Brad T. Johnson by Alison Douglas, his attorney in fact

Davidson County DEEDWARR
Recvd: 07/31/08 09:29 2 pg
Fees:13.00 Taxes:1035.63

20080731-0078401

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alison Douglas and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Katherine C. Johnson and Brad T. Johnson, being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND DAY OF JULY, 2008.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011