WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 10:25 2 pg
Fees:13.00 Taxes:658.60

20080805-0080530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Sharon D. Pine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Lauren M Ricketts
Notary Public

MY COMMISSION EXPIRES: 1-20-2009
(AFFIX SEAL)

Lauren M Ricketts STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Johnson	COUNTRYWIDE BANK, FSB	Map 173-09-A
(NAME) 7850 Heaton Way	(NAME) PO BOX 10423, MS SV-79	Parcel 346.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) VAN NUYS, CA 91410	
(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, **ROBERT S. BRAMSON AND WIFE, PATRICIA L. BRAMSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD J. JOHNSON AND WIFE, MARIA K. JOHNSON,** 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. 353 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village, of record in Instrument No20050113-0004928, as corrected in Instrument No. 20050203-0012996, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Bramson and wife, Patricia L. Bramson by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050513-0054485, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 2005011-0004928 as corrected in Instrument No.20050203-0012996, said Register's Office; (c) Restrictive covenants contained in 20020315-0032826 said Register's Office; (d) Charter of record in Instrument No. 20020412-0045831, said Register's Office, and (e) Master Deed and Restrictions of record in Instrument No. 20020315-0032825, said Register's Office.

unimproved ☐

This is improved ■ property, known as **7850 Heaton Way, 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 31st day of July, 2008.

Robert S. Bramson

Patricia L. Bramson

STATE OF NEW JERSEY
COUNTY OF Union

Personally appeared before me, the undersigned, of said County, **Robert S. Bramson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [redacted], [redacted] this 29th day of July, 2008.
Union NJ

Commission expires:

Notary Public

ANTHONY J. CAROSELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 17, 2009

STATE OF NEW JERSEY
COUNTY OF Union

Personally appeared before me, the undersigned, of said County, **Patricia L. Bramson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [redacted], [redacted] this 29th day of July, 2008.
Union NJ

Commission expires:

Notary Public

ANTHONY J. CAROSELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 17, 2009