# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/08 12:17 2 pgs
Fees:13.00 Taxes:374.63

20080820-0085551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: 3-7-2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven K. Johnson | SAME | 043-13-0-315.00 |
| (NAME) | (NAME) | |
| 320 Hickory Street | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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, **William O. Krueger and Toni Krueger, Married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven K. Johnson, unmarried and Randall E. Peters, married**, HEREINAFTER CALLED THE GRANTEE(S), 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. 26, on the Plan of Crittenden Estates, Block "D", as shown on plat of record in Plat Book 974, page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William O. Krueger, married, in Instrument 20011109-0123537 recorded 11/9/2001, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 974, page 69; in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 320 Hickory Street, Madison, TN 37115

(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 my hand this 15th day of August, 2008

William O. Krueger

Toni Krueger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William O. Krueger and Toni Krueger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2008

Notary Public

My Commission Expires:03/07/2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds