Davidson County DEEDWARR
Recvd: 09/04/08 08:36 3 pg
Fees:18.00 Taxes:354.46
20080904-0090522

This Instrument Prepared By:
B. DIANE BIDDLE
ATTORNEY AT LAW
P.O. BOX 405
WARTBURG, TN 37887

WARRANTY DEED

THIS INDENTURE, made by and between LINNAEA MARIE ANDELMAN (FORMERLY KNOWN AS LINNAEA MARIE JOHNSON) AND HUSBAND, ERIK D. ANDELMAN of Morgan County, Tennessee, herein referred to as the Grantors and SANDRA LOUISE JOHNSON AND HUSBAND, BRUCE KENNETH JOHNSON, of Gaithersburg, Maryland, herein referred to as the Grantees.

WITNESSETH:

That the Grantors, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid to them by the Grantees, and other good and valuable consideration not mentioned herein, the receipt and sufficiency of all of which is hereby acknowledged, have granted, sold, and conveyed, and do hereby grant, sell and convey unto the Grantees, the following described premises, to-wit:

LYING AND BEING in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of M.P. Estes Subdivision of certain lots in Sharpe and Horn's 6TH Addition, as of record in Book 843, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

SUBJECT to Easement recorded in Book 4116 at Page 604, et seq., in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Linnaea Marie Johnson (now known as Linnaea Marie Andelman) by Warranty Deed dated December 20, 2004, from Elise Kennedy, a widow, and recorded as Instrument Number 20041222-0152294, et seq., in the Register's Office for Davidson County, Tennessee.

See rerecording of Deed on March 29, 2005 to correct the spelling of the Grantee's first name and rerecorded as Instrument Number 20050329-0033941, et seq., in the Register's Office for Davidson County, Tennessee.

BEING shown on Davidson County Tax Map 72 - 15 at Parcel 240, improved with a dwelling located at 1603 Porter Road, Nashville, TN 37206.

Erik D. Andelman, spouse of the Grantor, joins in this conveyance for the limited purpose to release any and all marital rights he may have acquired in the subject premises by virtue of his marriage but does not join in the covenants of title. The subject property is not the marital home of the Grantors.

This Instrument was prepared according to the instructions of the parties. No title opinion or survey was requested or performed. The preparer of this instrument was not responsible for the closing of this transaction.

PROPERTY OWNERS ADDRESS AND REAL PROPERTY TAX RESPONSIBILITY: Sandra Louise Johnson and Bruce Kenneth Johnson of 14 Treworthy Road, Gaithersburg, Maryland 20878

TO HAVE AND TO HOLD the said premises, together with the hereditaments and appurtenances thereto appertaining, unto the Grantees, their heirs and assigns in fee simple forever, hereby releasing all claims to said property, including homestead and dower.

And the Grantors, for themselves and their heirs, executors and administrators do hereby covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed, and have full power, right and authority to convey the same; that said premises are free from all encumbrances, except for the 2008 taxes which the Grantees assume and agree to pay; all subsequent years taxes; roadway, easements and restrictive covenants of record; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 8th day of July, 2008.

LINNAEA MARIE ANDELMAN
(FORMERLY KNOWN AS LINNAEA MARIE JOHNSON)

ERIK D. ANDELMAN

STATE OF TENNESSEE
COUNTY OF MORGAN

Before me, the undersigned authority, of the County and State aforesaid, personally appeared, LINNAEA MARIE ANDELMAN (FORMERLY KNOWN AS LINNAEA MARIE JOHNSON) and ERIK D. ANDELMAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 01-07-2012

DARLENE Y ARMES
STATE OF TENNESSEE NOTARY PUBLIC
MORGAN COUNTY

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 95,800, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

SANDRA A JOHNSON
BRUCE K JOHNSON

AFFIANT

Subscribed and sworn to before me this 8 day of AUGUST, 2008.

NOTARY PUBLIC

My Commission Expires:

WENDY ARTIS
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 04/09/2012

WENDY ARTIS NOTARY PUBLIC STATE OF MARYLAND