Davidson County DEEDWARR
Recvd: 09/09/08 09:56 2 pg
Fees:13.00 Taxes:138.75

20080909-0092065

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008080026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$37,500.00**

Sworn to and subscribed before me this 5th day of September, 2008.

Affiant

Notary Public

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joe N. Smith 5391 Swindle Road Whites Creek, TN 37189	Joe N. Smith 7174 Whites Creek Pike Joelton, TN 37080	22-176.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffery Leroy Johnson and wife, Linda Vernel Johnson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joe N. Smith**, a married man, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat of Minor Subdivision for Jeffery Johnson Lot, as shown on plat of record in Instrument No. 20080618-0062693, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Tommy E. Walker, RLS #1465, P.O. Box 495, Ridgetop, TN 37152.

Being the same property conveyed to Jeffrey Johnson, by deed from Stephen Fouche, as recorded on the 8th day of March, 2005 in Instrument No. 20050308-0025837, in the Register's Office of Davidson County, Tennessee. Jeffrey Johnson having since conveyed said property to Jeffery Leroy Johnson and wife, Linda Vernel Johnson by Quitclaim Deed as recorded on the 20th day of April, 2007 in Instrument No. 20070420-0047242, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plan of record in Instrument No. 20080618-0062693, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is unimproved property known as **5391 Swindle Road, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 5th day of September, 2008.

Johnson Leroy Johnson Sr
Jeffery Leroy Johnson

Linda Vernel Johnson
Linda Vernel Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jeffery Leroy Johnson and Linda Vernel Johnson**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2008.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

