Davidson County DEEDWARR
Recvd: 09/26/08 10:29 2 pg
Fees:13.00 Taxes:508.75

20080926-0097906

WARRANTY DEED

B-HR-08-5845

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Ryan Johnson	Fifth Third Mortgage	
5845 Nolensville Pike #146	(NAME) 10710 Sikes Place #350	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC 28277	161-16-A-36.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KRISTOFER P. PLAN AND KRISTY L. PLAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL RYAN JOHNSON AND KATHRYN IRENE JOHNSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 36, TOWNHOMES OF SHADOW GLEN, AS SHOWN ON EXHIBIT A - SECOND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20041021-0126776, RE-RECORDED IN INSTRUMENT NO. 20041025-0128065, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KRISTOFER P. PLAN AND KRISTY L. PLAN, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050408-0038600, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF RECORD IN INSTRUMENT NO. EXHIBIT A - 20041021-0126776, RE-RECORDED IN INSTRUMENT NO. 20041025-0128065, RE-RECORDED IN INSTRUMENT NO. 20041021-0126776; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NOS. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, RE-RECORDED 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464, 20060124-0008112; HOA CHARTER OF RECORD IN INSTRUMENT NO. 2004316-0029917; EASEMENT FOR UTILITIES OF RECORD IN INSTRUMENT NO. 20040917-0112429; EASEMENT FOR INGREE/EGREE OF RECORD IN INSTRUMENT NO. 20030626-0089015; EASEMENT FOR DRAINAGE OF RECORD IN BOOK 7382, PAGE 755; EASEMENT FOR SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 9640, PAGE 881; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 2003090-0127692; EASEMENT FOR INGRESS-EGRESS OF RECORD IN BOOK 8064, PAGE 831 AND AMENDED IN INSTRUMENT NO. 20000114-0004981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 5845 Nolensville Pike #146, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of September, 2008.

Kristofer P. Plan by Waddell Wright Attorney-In-Fact
Kristofer P. Plan by Waddell Wright, Attorney-In-Fact

Kristy L. Plan by Waddell Wright Attorney-In-Fact
Kristy L. Plan by Waddell Wright, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of September, 2008, before me personally appeared Waddell Wright to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristofer P. Plan and Kristy L. Plan and who acknowledged he/she/they executed the same as the free act and deed of the said Kristofer P. Plan and Kristy L. Plan.

Witness my hand and official seal, this the 23rd day of September, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/22/08

RETURN TO:
Fidelity Title and Escrow
2612 Wilson Blvd South
Nashville, TN 37212
Phone: (615)383-2903