Davidson County DEEDWARR
Recvd: 11/18/08 10:36 2 pgs
Fees:13.00 Taxes:784.40

20081118-0113668

File No. 281100027

WARRANTY DEED

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2008.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel J. McCurdy	Regions Bank	172-03-0A-049.00CO
(NAME) 1008 Elmshade Lane	(NAME) 1050 Parkway Office Cir	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Chad D. Johnson and wife, Kathi M. Johnson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Gabriel J. McCurdy and wife, Laura C. McCurdy, 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. 49 on the plan of The Woodlands, Phase I, Section I, as shown by plat of record in Plat Book 6900, Pages 498 and 499, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Chad D. Johnson and Kathi M. McPherson, both unmarried as joint tenants with rights of survivorship by Warranty Deed from David W. Fay and Martha H. Fay, husband and wife of record in Instrument No. 20040318-0030849 on 03/12/2004 and filed for record on 03/18/2004, Register's Office for DAVIDSON County, Tennessee. Further being conveyed to Chad D. Johnson and wife, Kathi M. Johnson by Quitclaim Deed from Chad D. Johnson and Kathi M. McPherson Johnson of record in Instrument No. 20040727-0089657 on 07/13/2004 and filed for record on 07/27/2004, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chad D. Johnson and Kathi M. McPherson, both unmarried, as joint tenants with rights of survivorship, by warranty deed from David W. Fay and Martha H. Fay, husband and wife, of record in Instrument No. 20040318-0030849, Register's Office for Davidson County, dated March 12, 2004.

Subject to all matters as set forth per Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee.

Subject to Restrictions and Bylaws of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675, Register's Office for Davidson County, Tennessee.

Subject to Sewer easement of record in Book 6699, Page 752, Register's Office for Davidson County, Tennessee.

Subject to Sewer easement of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.

Subject to Sewer easement of record in Book 7091, Page 428, Register's Office for Davidson County, Tennessee.

Subject to Storm Water easement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.

Subject to Sewer easement of record in Book 8541, Page 225, Register's Office for Davidson County, Tennessee.

Subject to Sewer easement of record in Book 8541, Page 230, Register's Office for Davidson County, Tennessee.

Subject to Water easement of record in Book 8541, Page 235, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowner's Association for Common Area of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2008 due and payable in the amount of $2,074.15. All prior years are paid. All subsequent years a lien, not yet due and payable. Tax Parcel Number: 172-03-0A-049.00CO.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Number: 172-03-0A-049.00CO.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1008 Elmshade Lane, 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 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 hands this 12 day of November, 2008.

Chad D. Johnson

Kathi M. Johnson

STATE OF District of Columbia
COUNTY OF Washington

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Chad D. Johnson and Kathi M. Johnson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11-12-08

Witness my hand at office this 12th day of November, 2008.

Commission expires: 2/28/2010

SEAL: SEAN A. WESTON NOTARY PUBLIC DISTRICT OF COLUMBIA

Sean A. Weston
Notary Public, District of Columbia
My Commission Expires 2-28-2010

Sean A. Weston
Notary Public

File Number: 281100027

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027