Davidson County DEEDWARR
Recvd: 11/25/08 10:14 2 pgs
Fees:13.00 Taxes:1211.75
20081125-0115377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $327,500.00

Craig Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF NOVEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vandergriff, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02844 JOHNSON ST

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Russell K. Johnson and Amber B. Johnson	same	146-15 82.00
642 Rochelle Drive		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL R. GREEN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RUSSELL K. JOHNSON, AND WIFE, AMBER B. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 642 Rochelle Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 20th day of November, 2008.

Daniel R. Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DANIEL R. GREEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of November, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE PLAN OF HAILEYWOOD ESTATES, SECTION V, AS OF RECORD IN BOOK 2330, PAGE 74, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT NO. 86 FRONTS 116.3 FEET ON THE WESTERLY SIDE OF ROCHELLE DRIVE AND EXTENDS BACK 244.2 FEET ON THE NORTHERLY LINE AND 237 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 140 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ESTATE OF FRANCES HARDY MORAN TO DANIEL R. GREEN, A MARRIED MAN AS RECORDED ON THE 4TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080804-0079602 AND WARRANTY DEED FROM THOMAS C. SUMMERS TO FRED J. MORAN, JR. AND WIFE, FRANCES HARDY MORAN AS RECORDED ON THE 12TH DAY OF MARCH, 1956 IN BOOK 2496, PAGE 21, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.