WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatasha R. Jackson	First Community Mortgage, Inc.	Map 150-14-A
(NAME)	(NAME)	Parcel 70 CO
208 Shoemaker Court	1610 S. Church St., Suite A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ADRIANA L. JOHNSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATASHA R. JACKSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** unmarried

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Calumet, Phase 4, of record in Plat Book 9700, page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adriana L. Johnson, unmarried, by deed from Billy Benton Bounds and Bettie Lou Bounds of record in Instrument #20040524-0060884, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 112, said Register's Office; (c) restrictive covenants of record in Book 9751, page 92 and Book 7566, page 664, said Register's Office; and (d) bylaws of record in Book 11356, page 224, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/22/08 10:18 2 pgs
Fees:13.00 Taxes:451.40

20081222-0121769

unimproved ☐

This is improved ☒ property, known as 208 Shoemaker Court, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Z p)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of December, 2008.

Adriana L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adriana L. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public