WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/08 12:01 2 pgs
Fees:13.00 Taxes:148.00

20081230-0123419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Reyes	**Same as New Owners**	04315028700
(NAME) **3008 Lookout Point**	(NAME)	
(ADDRESS) **Greenbrier, TN 37073**	(ADDRESS)	
(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, WE, Donald Fred Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedro Reyes and wife, Deanna ~~Reyes~~ Reyes

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Providence ~~Pass~~ Place of record as Instrument No. 20080703-0068717 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Donald Fred Johnson by deed from HTI Memorial Hospital Corporation which deed is recorded as Instrument No. 20061229-0160994, Register's Office for Davidson County, Tennessee.

AND INCLUDING ALL RIGHT, TITLE AND INTEREST IN AND TO WATER UTILITY SERVICES AS SET FORTH IN A DECLARATION OF EASEMENT OF RECORD AS INSTRUMENT NO. 20061228-0160172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO notes, easements, building setback lines, etc., as may be set forth on the Final Plat of Providence Place of record as Instrument No.20080703-0068717 in the Register's Office for Davidson County, Tennessee; further subject to Right-of-Way for street purposes granted to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11176, Page 219, Register's Office for Davidson County, Tennessee and further subject to Declaration of Easement for water utility services of record as Instrument No. 20061228-0160172, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as **1023 New Providence Pass, Madison, TN 37115**
(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 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 29th day of December 2008

Donald Fred 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 Donald Fred Johnson

the bargainor _____, 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 Madison, Tennessee, this 29th day of December, 2008.

Commission expires March 20, 2010

Diane L. Gregory
Notary Public

DEANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public