WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/09 11:16 2 pgs
Fees:13.00 Taxes:628.60
20090303-0018694

State of Tennessee)
County of ~~Davidson~~ Williamson)

09-02-014-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,893.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of February, 2009

Notary Public

My Commission Expires: 11-07-12 (AFFIX SEAL)

M. CATHERINE RAGSDALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHANNON R. JUDGE	CAPITAL MORTGAGE FINANCE CORP.	161-11
(NAME)	(NAME)	
553 Huntington Pkwy	6310 STEVENS FOREST RD	54.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	COLUMBIA MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PATRICIA REEVES, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON R. JUDGE,** UNMARRIED, hereinafter called the Grantee(s), her 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. 362, on the Plan of Huntington Park, Section Three**, of record in Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to PATRICIA L. REEVES, MARRIED, by Deed from JEAN FRANCOIS RIAND AND WIFE, MARY RIAND, dated November 30, 2006, Instrument No. 20061205-0150129, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4577, Page 789, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

MICHAEL A. JOHNSON, spouse of the above named **PATRICIA REEVES,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☒ property known as: **553 Huntington Pkwy, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 27th day of February, 2009.

PATRICIA REEVES

MICHAEL A. 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 **PATRICIA REEVES AND HUSBAND, MICHAEL A. JOHNSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2009.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON