Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20090020590 DEEDWARR
Recvd: 03/30/09 10:20 2 pgs
Fees:13.00 Taxes:740.00
20090330-0028146

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of March, 2009.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karna K. Johanson	**SunTrust Mortgage, Inc.**	**Map/Parcel 173-09-0-A-068.00CO**
7708 Porter House Drive	**401 Commerce Street # 3100**	
Nashville, TN 37211	**Nashville, TN 37219**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tyler T. Muesch and Amy L. Muesch, Husband and Wife

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

Karna K. Johanson, a Single Woman

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. 61 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tyler T. Muesch and Amy L. Muesch, husband and wife, by Warranty Deed, from Angelina J. Bowes /k/a Angelina J. Perez and James M. Bowes, of record in Instrument No. 20070719-0086059, Dated, July 20, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 220020731-0091872, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439 and Instrument No. 20080403-0033974, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.
Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for DAVIDSON County, Tennessee.

Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 and Instrument No. 20030923-0140666, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Lenox Village Town Center contained in Instrument No. 20060612-0069716, Instrument No. 20070103-0001283, Instrument No. 20070830-0104305, Instrument No. 20080326-0030438 and Instrument No. 20080403-0033975, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 7708 Porter House Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 27th day of March, 2009.

Tyler T. Muesch

Tyler T. Muesch

Amy L. Muesch

Amy L. Muesch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Tyler T. Muesch and Amy L. Muesch , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2009.

Notary Public

My Commission Expires:_____

File #: **09320-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds