File No. 290301074

WARRANTY DEED

GREGG W. CLARK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 12, 2010

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090025552 DEEDWARR
Recvd: 04/17/09 13:11 2 pgs
Fees:13.00 Taxes:436.23
20090417-0035097

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Johnson	Countrywide Bank	064-13-0B-055.00CO
(NAME)	(NAME)	
207 Laurel Hill Drive	2021 N. Gallatin Rd #280	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison TN. 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tracy Sue Kramer , Executrix for The Estate of Carol Napier Wass , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kelly L. Johnson and Randal C. Johnson, Wife and Husband, hereinafter called the grantee(s), 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 Unit No. 207 on the Plan of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, Page 573, 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 Tracy Sue Kramer by Last Will and Testament of Carol Napier Wass dated December 12, 2008 of record as Docket #08P1919, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 573, Register's Office of said County.

Master Deed restrictions recorded at Book 7466, Page 438 and Book 7717, Page 82; further voided by restated Master Deed of record in Book 8199, Page 779 as recorded in the Register's Office of Davidson County, Tennessee.

Utility Easement as shown of record in Instrument number 20010607-0059700, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8209, Page 228 and Book 7872, Page 388, Register's Office for said County.

Storm Water Agreement as shown of record in Deed Book 6566, Page 208, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 207 Laurel Hill Drive, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this day of April, 2009

The Estate of Carol Napier Wass, By Tracy Sue Kramer, Executrix

By: Tracy Sue Kramer, Executrix

Tracy Sue Kramer, Executrix

Attest:

STATE OF MI

COUNTY OF OAKLAND

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tracy Sue Kramer with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of The Estate of Carol Napier Wass the within named bargainer, an Estate, and that, Tracy Sue Kramer, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 10th day of April, 2009.

Commission expires: 1/2/2014

Notary Public

JOSEPH W. WIEMER
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES JAN 2, 2014

File Number: 290301074

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122