BILL GARRETT, Davidson County
Trans:T20090037217 DEEDWARR
Recvd: 06/04/09 11:59 2 pgs
Fees:13.00 Taxes:591.63
20090604-0051755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MICHELLE HIGHTOWER

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard G. Johnson III	NEW OWNER	25-12-73
(NAME)	(NAME)	
104 Roanoke Drive	SAME	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090851

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, Sarah Eby, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Leonard G. Johnson III and wife, Lora Johnson**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 14 on the Plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Sarah Eby by Warranty Deed from Michael B. Palmore and wife, Jessica F. Palmore, dated May 26, 2005 and filed of record in Instrument 20050601-0061721, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3797, page 290, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Christopher Eby, spouse of Sarah Eby, is joining in the above conveyance.

unimproved ☐

This is improved ☒ property, known as 104 Roanoke Drive, Goodlettsville, TN 37072

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2009.

Sarah Eby

Christopher Eby

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sarah Eby and Christopher Eby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sarah Eby executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2009.

Commission expires: 4/23/2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Notary Public