(2)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: September 18, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby G. Johnson	Bobby G. Johnson	171-03-A 200.00 CO
(NAME)	(NAME)	
1512 Daphne Place	1512 Daphne Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, I, **Jill Miller Terry**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby G. Johnson**, HEREINAFTER CALLED THE GRANTEE, HIS 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, TN, being Lot No. 11 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert William Terry, Jr. and wife, Jill Miller Terry by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated January, 15, 1999, as of record in Book 11302, page 73, Register's Office for Davidson County, Tennessee and Being the same property further conveyed to Jill Miller Terry by Quitclaim Deed from Robert William Terry, Jr., as of record in Instrument No. 20090630-0060541, dated June 26, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 405; restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 7798, page 843, Book 10453, page 931 and Book 10694, page 541; by-laws of record in Book 8920, page 45; charter of record in Book 8920, page 40; easements of record in Book 7993, page 269 and Book 7851, page 712; amenities area of record in Book 9443, page 538 and Book 7900, page 807; deeds of conveyance of record in Book 9698, page 81 and Book 9698, page 124; stormwater detention agreement of record in Book 9771, page 545; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1512 Daphne Place, Brentwood, TN 37027
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20090043516 DEEDWARR
Recvd: 06/30/09 09:22 2 pgs
Fees:13.00 Taxes:1387.50

20090630-0060542

Witness my hand this 26th day of June, 2009.

Jill Miller Terry

Jill Miller Terry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jill Miller Terry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of June, 2009.

Carol L. McArthur

Notary Public

My Commission Expires: July 25 2012

