WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090057206 DEEDWARR
Recvd: 08/20/09 15:08 2 pgs
Fees: 13.00 Taxes: 636.40
20090820-0078608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THORN L. HAGER, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara R. Johnson	Volunteer Trust Mortgage Corp.	Map 173-09-0, Group A, Parcel 107.00
(NAME) 602 Saint Jules Lane	(NAME) 3016 Perimeter Park Dr. 125	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Mia Howard Warbel,*** **married****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara R. Johnson, unmarried**, 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:
****Joe Warbel joins in this conveyance for the purpose of conveying and waiving any and all right he may have in said property.*** Mia Hightower Howard is now known as Mia Howard Warbel.

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Revision One, Section Two, LENOX VILLAGE, as of record in Instrument No. 20020731-0091872, 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 Mia Hightower Howard by Warranty Deed from Marilyn Kidd and Tammi-Lynn Kidd, as joint tenants with right of survivorship, dated March 13, 2005, and recorded April 1, 2005, in Instrument No. 20050401-0035333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 602 Saint Jules Lane, 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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 31st day of July, 2009.

Mia Howard Warbel

Joe Warbel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Mia Howard Warbel and Joe Warbel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2009.

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010