WARRANTY DEED

Record & Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **January, 2010**.

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Truman L. Bean and Kimberly Bean	Same	160-14-B-180
(NAME)	(NAME)	
6221 Belle Rive Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Bruce Mackay Johnston and wife, Theresa Kay Johnston**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Truman L. Bean and wife, Kimberly Bean**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit #5884 in Brentwood Trace Condominiums, a horizontal property regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Bruce Mackay Johnston by Quitclaim Deed from Marilyn Denney Johnston, dated July 12, 1999 and recorded in Book 11615, page 326, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce M. Johnston and wife, Marilyn D. Johnston by Warranty Deed from Michael William Lightfoot, unmarried, dated July 7, 1983 and recorded in Book 6091, page 44, Register's Office for Davidson County, Tennessee.

Theresa Kay Johnston, wife of grantor, joins in the execution of this instrument for the purpose of conveying any marital interest in the property.

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.

BILL GARRETT, Davidson County
Trans:T20100002719 DEEDWARR
Recvd: 01/14/10 10:53 2 pgs
Fees:13.00 Taxes:474.71

20100114-0003491

unimproved ☐
This is improved ☒ property, known as 5884 Brentwood Trace, Brentwood, TN 37027

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 **8th** day of **January, 2010.**

Bruce Mackay Johnston

Theresa Kay Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Bruce Mackay Johnston and Theresa Kay Johnston**, 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 **8th** day of **January, 2010.**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON