File No. 210040016

WARRANTY DEED

Return to:
Foundation THE
30 Burton Hills Blvd
#175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,250.00

McKinley Johnson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2010.

Melissa J. Butchko-Turecki
Notary Public

MY COMMISSION EXPIRES: 9.15.10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKinley F. Johnson, Jr.	Same	172 100 B 02 600 CO
(NAME) 6752 Christiansted Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100026982 DEEDWARR
Recvd: 05/05/10 16:26 2 pgs
Fees:13.00 Taxes:1281.13
20100505-0034325

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, WE, **William Land and Teresa Land, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **McKinley F. Johnson, Jr., an unmarried person and Donna Jan Bottorff, an unmarried person, as joint tenants in common with right of survivorship,** 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:

BEING Lot No. 26 on the Plan of CHRISTIANSTED VALLEY, PHASE 2, REVISION 1, as shown by plat of record in Instrument No. 20010209-0012854, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Land and Teresa Land, husband and wife by Warranty Deed from Touchstone Builders, Inc. and filed for record in Instrument No. 20031209-0176529, Register's Office for said County

This conveyance is subject to:

All matters as set forth on the plat of record in Instrument No. 20010209-0012854, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 11628, Page 8, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 19991221-0305561, Register's Office for said County.

QuitClaim Deed to Homeowner's Association as shown of record in Instrument No. 20050516-0054926, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515, Register's Office of 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 6752 Christiansted Lane, Nashville, TN 37211

(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 15th day of April, 2010.

William Land

Teresa Land

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Land and Teresa Land, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 15th day of April, 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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