WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100030591 DEEDWARR
Recvd: 05/20/10 15:24 3 pgs
Fees:17.00 Taxes:1665.00
20100520-0039146

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SHANNON PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2010

Notary Public

My Commission Expires JULY 5, 2011

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean M. Johnson and Beth H. Johnson	Wendi Bank	132-9-24.00
(NAME) 953 Glendale Lane	(NAME) 111 10th Ave South Ste 200	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37203	
(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, **James M. Kitchens and wife, Deborah W. Kitchens**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean M. Johnson and wife, Beth H. 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:

Land in the 16th Civil District, formerly the 7th Civil District of Davidson County, Tennessee, being parts of lots number 14 and 15 of the W.W. Wilkinson Subdivision, a plat of which is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, and part of lots number 32 and 33 of the Oak Hill Subdivision number 1, a plat of which is of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the south margin of Glendale Lane, said plan also being the northwest corner of lot number 14 on the said W.W. Wilkinson Subdivision, thence with the west line of said lot number 14, South 2 ½ degrees West 136 feet to an iron pin in the west line of the said lot: thence South 86 degrees 53 minutes East 150 feet to an iron pin inside lot number 15 on the said W.W. Wilkinson Subdivision; thence North 2 ½ degrees East 128.9 feet to a spike in the north line of said lot number 15; thence 84 degrees 9 minutes West with the north lines of the said lot number 14 and 15, 150.1 feet to the beginning.

Being the same property conveyed to James M. Kitchens and Deborah W. Kitchens, married by Warranty Deed from Blake A. Chancey and Jackie Chancey, married, dated September 24, 2003 and recorded in Instrument No. 20031024-0157443, 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 ☒ property, known as 953 Glendale Lane, Nashville, TN 37204

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 **12th** day of **May, 2010**

James M. Kitchens by Scott Troxel his Attorney in fact

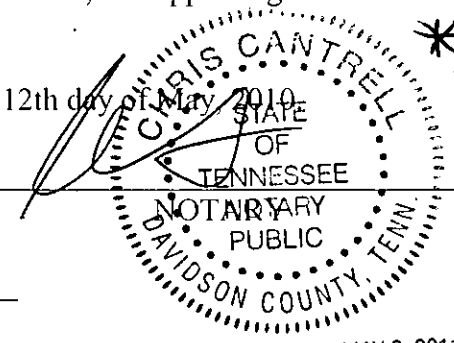
Deborah W. Kitchens by Scott Troxel her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of May, 2010, before me personally appeared Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of James M. Kitchens, and who acknowledged that he executed the same as the free act and deed of the said James M. Kitchens, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ✳, page _____, said Register's Office..

✳20100520-0039145

Witness my hand and official seal this 12th day of May, 2010.



My Commission Expires: _____

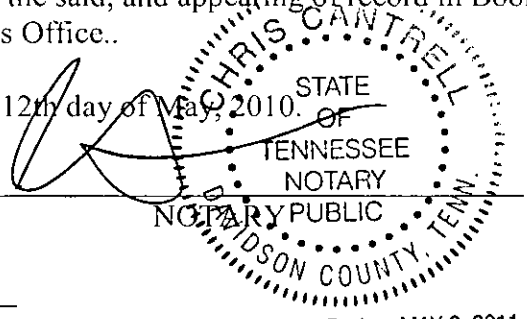
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of May, 2010, before me personally appeared Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Deborah W. Kitchens, and who acknowledged that he executed the same as the free act and deed of the said Deborah W. Kitchens, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _____, page ✳, said Register's Office..

Witness my hand and official seal this 12th day of May, 2010.

✳20100520-0039144



My Commission Expires: _____

My Commission Expires MAY 2, 2011