Davidson County DEEDWARR
Recvd: 06/04/10 14:19 3 pgs
Fees:18.00 Taxes:432.90
20100604-0043581

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me this 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires: May 6, 2013

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERESA JOHNSON, a married person and KELVIN JOHNSON, a married person	People's Home Equity	
	(NAME)	
608 Kinsey Blvd.	2035 Lakeside Centre Way, #140	052-03-0-169
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of $10.00 cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PERRY T. RILEY AND WIFE, AUBREY D. RILEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA JOHNSON, a married person and KELVIN JOHNSON, a married person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 18, AS SHOWN ON THE MAP ENTITLED ROSEWOOD SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PERRY T. RILEY AND WIFE, AUBREY D. RILEY, BY DEED FROM ROBERT W. SLATE, JR., A SINGLE MAN, OF RECORD IN BOOK 9405, PAGE 735, DATED JUNE 24, 1994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PERRY T. RILEY IS EXECUTING THE HEREIN DEED FOR AUBREY D. RILEY UNDER POWER OF ATTORNEY OF RECORDE IN INSTRUMENT NO. 20100604-0043580, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 608 Kinsey Boulevard, Madison, TN 37115
(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 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, 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 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 my/our hand(s) this 28th day of May, 2010.

WARRANTY DEED

(Continued)

Perry T. Riley

PERRY T. RILEY

Aubrey D. Riley By Perry T. Riley

AUBREY D. RILEY, by her attorney-in-fact, PERRY T. RILEY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERRY T. RILEY, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of MAY, 2010.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

State of Tennessee
County of Davidson

On this 28th day of May, 2010, before me, a notary public in and for the said County and State, Perry T. Riley, to me personally known (or provided to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aubrey D. Riley, and who acknowledged that he executed the same as the free act and deed of the said Aubrey D. Riley.

Witness my hand and official seal on the say and date first above written.

Mary Birthright

Notary Public
My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
FILE NO:_____
PINNACLE TITLE
_____
_____

RETURN TO:
FILE NO. _____
PINNACLE TITLE
_____
_____

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012