WARRANTY DEED

P-BAB-10-8321

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin J. Michael	Suntrust Mortgage (NAME)	
8321 St. Danasus Dr. (ADDRESS)	401 Commerce St (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37129 (CITY) (STATE) (ZIP)	173090A24600CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT D. JOHNSON AND WIFE, GRACE JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN J. MICHAEL , UNMARRIED, hereinafter called the Grantee(s), 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 No. 187 on the Plan of Revision to Lots 177 through 188, Phase "E" Lenox Village, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to SCOTT D. JOHNSON, UNMARRIED by deed from DON B. SMITHSON D/B/A DON B. SMITHSON CONSTRUCTION of record in Instrument 200408040093531 on 07/29/2004 and filed for record on 08/04/2004, as corrected in Instrument 200506090065952 on 02/28/2005 and filed for record on 06/09/2005, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 7361, page 230; Instrument No. 200407260088981, Instrument No. 200111290130322; Instrument No. 200204080042676; Instrument No. 200309230140666; Instrument No. 200203150032825; Instrument No. 200203150032826; Instrument No. 200212260158458; Instrument No. 200212260158459; Instrument No. 200204120045831, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8321 ST DANASUS DR, NASHVILLE, Tennessee 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 my/our hand(s) this 18th day of June, 2010.

Scott D. Johnson

Grace Johnson

BILL GARRETT, Davidson County
Trans:T20100038591 DEEDWARR
Recvd: 06/24/10 14:16 2 pgs
Fees:13.00 Taxes:551.30
20100624-0049466

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 18th day of June, 2010, before me personally appeared Scott D. Johnson and wife, Grace Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2010.

Notary Public

My Commission Expires: 10-16-11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959