File No. 210060078

WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100049453 DEEDWARR
Recvd: 08/10/10 10:37 3 pgs
Fees:13.00 Taxes:699.30
20100810-0063094

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Steven R. Johnson	Proficio Mortgage Ventures, LLC	114-00-0-046.00
(NAME) 7427 Sawyer Brown Rd.	(NAME) 105 E. Robinson Street, Suite 220	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Orlando, FL 32801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Delores C. Smith, Linda C. Trotter and Greta C. Robinson,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Johnson and Jeri D. Johnson, husband and wife,** 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 land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee and being Lot No. 4 on the Plan of the Lands of J. J. Heer, and described according to a survey made by George W. Watkins, Surveyor, dated December 14, 1945, as follows: Beginning at a point in the center line of Sawyer Brown Road, at the corner of Lots 3 and 4; thence with the center of said Road, South 8 degrees West 67 feet to a spike; thence South 27 degrees 50 minutes West 100 feet to a spike; thence South 59 degrees West 70 feet: thence South 72 degrees West 73 feet to a point in a bridge: thence leaving said Road, along a branch, as follows: thence North 23 degrees West 126 feet; thence North 11 degrees 45 minutes West 163 feet to a corner of lots Nos. 3 and 4; thence with the line between said lots, South 76 degrees 40 minutes East 273.5 feet to the point of beginning.

Being the same property conveyed to Jimmie N. Carroll and wife, Helen C. Carroll by Warranty Deed dated January 2, 1969, from Daniel F. Sullivan and wife, Mary Louise Sullivan and filed for record on January 7, 1969, in Book 4298, Page 835, Register's Office for said County. The said Helen C. Carroll having since died, leaving Jimmie N. Carroll as the surviving tenant by the entirety. Then the said Jimmie N. Carroll died testate on 10/15/2006 and per Last Will & Testament filed with Petition for Probate of record in Docket No. 07P186 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, herein described property is devised to his four daughters, Greta Carroll Robinson, Linda Carroll Trotter, Judith Carroll Delaney and Delores Carroll Smith. The said Judith M. Delaney (aka Judith Carroll Delaney) having since conveyed her right, title and interest in said property unto Delores C. Smith, also known as Delores K. Smith, by QuitClaim Deed dated August 27, 2007, and filed for record on August 27, 2007, in Instrument No. 20070827-0102483, said Register's Office.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Agreement for Dedication of Public Utility Easement as shown of record in Book 10268, Page 224, Register's Office for 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 7427 Sawyer Brown Rd., Nashville, TN 37209
(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 28 day of June 2010.

Delores C. Smith

Greta C. Robinson

Linda C. Trotter

Linda C. Trotter

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda C. Trotter 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.

Linda C. Trotter only

Witness my hand at office this. 6/28/10.
Commission expires: 9/4/12

[illegible] Public
Notary Public - State of Florida
My Comm. Expires Sep 4, 2012
Commission # DD 819862

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Delores C. Smith, 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.

Commission expires:

Notary Public

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Greta C. Robinson 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.

Commission expires:

Notary Public

File Number: 210060078
RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

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 28 day of June 2010.

Delores C. Smith

Delores C. Smith

Greta C. Robinson

Greta C. Robinson

Linda C. Trotter

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda C. Trotter 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. 6/28/10

Commission expires:

Notary Public

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Delores C. Smith, 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. 6/28/10

Commission expires:

TAMERA A. McGLYNN
Comm# DD0692829
Expires 7/8/2011
Florida Notary Assn., Inc

Tamera A McGlynn
Notary Public

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Greta C. Robinson 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. 6/28/10

Commission expires:

TAMERA A. McGLYNN
Comm# DD0692829
Expires 7/8/2011
Florida Notary Assn., Inc

Tamera A McGlynn
Notary Public

File Number: 21006008

RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027