WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **September, 2010.**

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

RECORD & RETURN TO:
FOUNDATION TITLE AND ESCROW, INC.
30 BURTON HILLS BLVD, SUITE 175
NASHVILLE, TN 37215

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
Toni N. Johnson	Wells Fargo Home Mortgage	16012015300
(NAME)	(NAME)	
5504 Trousdale Drive	121 Suburban Road 1st Floor	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN, 37923	
(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, **Vira M. Honeycutt, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Toni N. Johnson, a single person**, 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 Davidson County, Tennessee, being Lot No. 152 on the Plan of Hearthstone, Phase II, a Planned Unit Development, of record in Book 5200, page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Sam W. Honeycutt and wife, Vira M. Honeycutt by Warranty Deed from Mark J. White and wife, Patty D. White, dated July 2, 1998 and recorded in Book 11006, page 749, Register's Office for Davidson County, Tennessee. Sam W. Honeycutt having since died February 14, 2009.

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 5504 Trousdale Drive, Brentwood, TN 37027

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.

BILL GARRETT, Davidson County
Trans:T20100063617 DEEDWARR
Recvd: 10/07/10 10:33 2 pgs
Fees:13.00 Taxes:1087.80
20101007-0080383

Witness our hands this **27th** day of **September, 2010**

Vira M. Honeycutt
Vira M. Honeycutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Vira M. Honeycutt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **September, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON