File No. 100555

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110000592 DEEDWARR
Recvd: 01/04/11 08:48 2 pgs
Fees: 13.00 Taxes: 599.03
20110104-0000832

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-20-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Johnson	PrimeLending , A PlainsCapital Company	058 09 0A 086.00 CO
(NAME)	(NAME)	
1067 Rambling Brook Road	131 Maple Row Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Hendersonville, TN 37075	
(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, WE, Delia M. Jensen, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Johnson, a married man, 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. 78, on the Plan of Creekside Trails, Phase 4, of record in Instrument No. 20050405-0037383, 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 Delia M. Jensen, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 18, 2005 and recorded on November 28, 2005 in Instrument No. 20051128-0142721, Register's Office, Davidson County, Tennessee.

Joe Jensen executed this instrument on behalf of Delia M. Jensen pursuant to a Power of Attorney of record in Book 20110104, page 0000831, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1067 Rambling Brook Road, Nashville, TN 37218

(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.

File No. 100555
Witness my hand this 30th day of December, 2010.

Delia M Jensen by Joe Jensen
Delia M. Jensen
By: Joe Jensen, Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Jensen with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Delia M. Jensen as her Attorney in Fact as the free act and deed of the within named Delia M. Jensen.

Witness my hand and official seal this 30th day of December, 2010.

Commission expires: 2-28-12

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public