BILL GARRETT, Davidson County
Trans:T20110005864 DEEDWARR
Recvd: 01/28/11 16:14 2 pgs
Fees:13.00 Taxes:292.30
20110128-0008063

WARRANTY DEED

R-TR-10-3208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Odalys Diaz
Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Odalys Diaz	Franklin American Mtg. Co.	
3208 East Lake Drive	(NAME) 501 Corporate Centre Dr. #400	128-10-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	108-08-D 30.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 TOMMI ANN JOHNSON AND MATTHEW JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ODALYS DIAZ, * 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:

* unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 30, LOT 58, QUAIL VALLEY, SECTION 3, PHASE V, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 435, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TOMMI ANN JOHNSON AND HUSBAND, MATTHEW JOHNSON BY WARRANTY DEED FRO DANIEL BJORKLUND AND WIFE, RHONDA BJORKLUND, RECORDED THE 22ND DAY OF MAY, 2006, IN INSTRUMENT NO. 20060522-0059589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, ALL MATTERS SET FORTH IN PLAT BOOK 5200, PAGE 435; MASTER DEED OF RECORD IN BOOK 5884, PAGE 534, BOOK 5931, PAGE 508 AMENDED IN BOOK 6081, PAGE 130; EASEMENT OF RECORD IN BOOK 5665, PAGE 245; DEED FOR COMMON AREA IN BOOK 6002, PAGE 539 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 3208 East Lake Drive, Nashville, Tennessee 37214
(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 19th day of January, 2011.

Tommi Ann Johnson

Matthew Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommi Ann Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 19th day of January, 2011.

Notary Public

My Commission Expires: 5-20

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow

Phone:

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212