BILL GARRETT, Davidson County
Trans:T20110020683 DEEDWARR
Recvd: 04/08/11 09:49 2 pgs
Fees:13.00 Taxes:1295.00
20110408-0027252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

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
Cindy L. Miller	Franklin American Mortgage	11708014800
(NAME)	(NAME)	
1527 Ferguson Avenue	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	
(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, **John D. Johnson and Margaret A. Johnson**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cindy L. Miller**, an unmarried woman, 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:

Being the easterly 45 feet of Lot 167, map of Victoria Place as recorded in Book 332, page 10 of the Davidson County Register's Office and further described according to a survey by Campbell Surveying Co., Inc., 2424 21st Ave., S., Nashville, TN 37212, License No. 665, dated 12-11-91 as follows:

Beginning at a point on the southerly margin of Ferguson Avenue, said point also being the northeast corner of the herein described tract; thence with said margin of said road westerly 45 feet to a point, thence leaving said margin southerly 140 feet to a point; thence easterly 45 feet to a point; thence northerly 140 feet to a point in the southerly margin of Ferguson Avenue, the point of beginning.

Being the same property conveyed to John D. Johnson and wife, Margaret A. Johnson by Deed from Robert B. Underwood, unmarried, dated July 3, 1985 and recorded in Book 6601, page 406, in the Register's Office of Davidson County, Tennessee.

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 1527 Ferguson Avenue, Nashville, TN 37212

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.

Witness our hands this **31st** day of **March, 2011**

John D. Johnson

Margaret A. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **John D. Johnson and Margaret A. Johnson,** 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 **31st** day of **March, 2011**

Notary Public

My commission expires: 5/28/12

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY