File No. 110176

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110022863 DEEDWARR
Recvd: 04/19/11 08:21 2 pgs
Fees: 13.00 Taxes: 327.45
20110419-0029934

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Shannon Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2011.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 4/24/12
(AFFIX SEAL)

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
Shannon Johnson	Nationstar Mortgage	53-14-52
(NAME)	(NAME)	
1424 Sevier Court	109 Hazel Path, Suite 8	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, Barbara Bozza, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Johnson, 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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Shelby Village No. Two, of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Bozza by deed from Timothy Bozza, unmarried, dated October 5, 2010 and recorded on October 5, 2010 as Instrument No. 20101005-0079572, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2015, page 639 and Book 2086, page 339, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1424 Sevier Court, Nashville, TN 37206

(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. 110176
Witness my hand this 12th day of April, 2011.

Barbara Bozza

Barbara Bozza

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 Barbara Bozza, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2011.

Commission expires: 7/28/12

Rebecca Campbell

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner