BILL GARRETT, Davidson County
Trans:T20110026306 DEEDWARR
Recvd: 05/04/11 09:44 2 pgs
Fees:13.00 Taxes:592.00
20110504-0034039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Asuka Johnson
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asuka Johnson, a married woman	SAME (NAME)	02602001100
403 Newberry Ct. (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph P. Waldron and wife, Bonnie Waldron, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Asuka Johnson, a married woman, hereinafter called the Grantees, their heirs and assigns, that 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. 328 ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION III, OF RECORD IN BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH P. WALDRON AND WIFE, BONNIE WALDRON BY DEED FROM CHARLES R. MILLER, MARRIED DATED 02/20/03 AND RECORDED 03/11/03 BY INSTRUMENT NO. 20030311-0031995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

DOUGLAS RAY JOHNSON, JR., SPOUSE OF GRANTEE ASUKA JOHNSON, EXECUTES THIS DEED TO ACKNOWLEDGE THAT THIS PROPERTY AND THE FUNDS WITH WHICH IT IS PURCHASED ARE NOT MARITAL PROPERTY, BUT THE SEPARATE PROPERTY OF ASUKA JOHNSON, AND ACCORDINGLY TO WAIVE AND DISCLAIM ANY RIGHT, TITLE OR INTEREST IN SAID PROPERTY, INCLUDING BUT NOT LIMITED TO ENTIRETIES, SURVIVORSHIP, AND HOMESTEAD, WHETHER OR NOT ARISING FROM THE MARITAL RELATIONSHIP, THE ESTATE BEING CREATED HEREBY BEING ONE OF FEE SIMPLE TO ASUKA JOHNSON."

Douglas Ray Johnson Jr.
DOUGLAS RAY JOHNSON, JR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 403 Newberry Ct., Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 29th day of April, 2011.

Joseph P. Waldron

Bonnie Waldron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph P. Waldron and wife, Bonnie Waldron, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072