BILL GARRETT, Davidson County
Trans:T20110033168 DEEDWARR
Recvd: 06/03/11 10:46 2 pgs
Fees:13.00 Taxes:2349.50

20110603-0042590

BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidso
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Lee and Beth Lee	New Owner	13213004300
(NAME)	(NAME)	
925 Oak Valley Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Kelly C. Johnston (also known as Jane Calloway Johnston) and husband, Gary N. Johnston**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William F. Lee and wife, Beth Lee**, 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. 7 on the Plan of Oak Hill Valley of record in Book 1835, pages 15 and 16, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 186 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line.

Being the same property conveyed to Kelly C. Webb and Gary N. Johnston by deed from Kelly C. Webb, dated February 11, 2005 of record in Instrument Number 20050211-0015983 and re-recorded in Instrument Number 20050322-0030996, Register's Office for Davidson County, Tennessee. Kelly C. Webb having since married and is now known as Kelly C. Johnston.

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.

Kelly C. Webb and Kelly C. Johnston are one and the same person.

unimproved ☐
This is improved ☐ property, known as 925 Oak Valley Lane, Nashville, TN 37220

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 **May, 2011.**

Kelly C. Johnston

Gary N. Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Kelly C. Johnston and Gary N. Johnston**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2011**.

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: