PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110035787 DEEDWARR
Recvd: 06/15/11 13:50 2 pgs
Fees:13.00 Taxes:2645.50
20110615-0045839

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50908
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Weaver Rhonda Weaver 901 Riverside Drive Old Hickory, Tennessee 37138	Wells Fargo 1 Home Campus Des Moines IA 50328-0001

TAX MAP-PARCEL NUMBERS: 04415041600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott J. Johnson and spouse, Diana M. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Weaver and spouse, Rhonda Weaver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Part of Lot No. 192A Section "A", Village of Old Hickory of record in Doc. No. 20060106-0002324, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Included in the above description, but expressly excluded therefrom is the property lying east of the "top of the bluff" line on the above referenced plat, which was conveyed to the United States of America by Deed of record in Book 2155, page 157, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Scott J. Johnson and wife, Diana M. Johnson by warranty deed from Michael Neal Hamilton, dated Sept. 1, 2005 and recorded on Sept. 19, 2005 of record in Doc. No. 20050919-0112272, Register's Office for Davidson County, Tennessee. Sara B. Adair's life estate in subject property was extinguished upon her death. Probation of her will of record in Docket 03P252.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20060106-0002324, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line of said lot. And an approximate location of 100 year flood plain along the rear of said lot.

This is improved property, known as: 901 Riverside Road, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2011.

Scott J. Johnson

Diana M. Johnson

State of TENNESSEE

County of DAVIDSON

On this 13th day of June, 2011 , before me the undersigned authority, personally appeared Scott J. Johnson and Diana M. Johnson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $715,000.00

Affiant

Sworn and subscribed before me this the 13th day of June, 2011

My Commission Expires: 7-5-11 SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public