File No. 110488

# WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammie D. Southall | Magna Bank | 162-10-0-196.00 |
| (NAME) | (NAME) | |
| 413 Benzing Rd. | 6525 Quail Hollow Road #300 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Memphis, TN 38120 | |
| (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, **Timothy C. Johnson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammie D. Southall, 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. 3 on the Plan of Tabitha Heights, of record in Plat Book 4660, page 26, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy C. Johnson by deed from Jodie L. Sulski f/k/a Jodie L. Meadows and Glen Sulski, wife and husband, dated October 1, 2009 and recorded October 6, 2009 in Instrument No. 20091006-0092726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4702, page 715; Easements of record in Book 2338, page 304, Book 2480, page 623, and Book 4545, page 171; and, all matters shown on plat of record in Plat Book 4660, page 26, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 413 Benzing Rd., Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20110041957 DEEDWARR
Recvd: 07/12/11 15:38 2 pgs
Fees:13.00 Taxes:432.90

20110712-0053337

File No. 110488
Witness my hand this 8th day of July, 2011.

Timothy C. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY C. JOHNSON, the bargainor(s), 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 8th day of July, 2011.

Commission expires: April 23, 2013

Dolly T Peay Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER