| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Tracy R Johnson and Cynthia B Johnson | | Map/Parcel - |
| 1060 South Dividing Ridge Rd | NEW OWNER | 016-00-0-106.00 |
| Goodlettsville, TN 37072 | | |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205.**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Joseph Batey** (The "Grantor") has bargained and sold, and by these presents do sell transfer and convey unto **Tracy R. Johnson and Cynthia B. Johnson** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 4, SECTION 1, LAMA TERRA, as shown on plat of record in Plat Book 4860, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Joseph Batey by Warranty Deed from Christopher Stiers and wife Nathalie Stiers, recorded in Instrument No. 20110715-0054331, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2011 not yet due and payable and now assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, LAMA TERRA, as recorded in Plat Book 4860, Page(s) 33

This is improved property commonly known as: 7201 Appleview Dr, Goodlettsville, TN 37072

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $120,000.00**

**Affiant**

**Subscribed and sworn to before me this 7th day of July, 2011**

**My Commission Expires:** My Commission Expires 01/09/2012

**Notary Public**

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110042799 DEEDWARR
Recvd: 07/15/11 14:51 2 pgs
Fees:13.00 Taxes:444.00
20110715-0054332

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of July, 2011.

Joseph Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2011, before me personally appeared Joseph Batey to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012