BILL GARRETT, Davidson County
Trans:T20110043013 DEEDWARR
Recvd: 07/18/11 10:55 2 pgs
Fees:13.00 Taxes:410.70
20110718-0054595

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR
IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

X Lindsey Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Megan Goerlinger	Peoples Home Equity	Parcel ID:
3535 Bell Road; #305	213 Ward Circle, Ste 201	109050B30500
Nashville, TN 37214	Brentwood, TN. 37027	

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

Lindsey Johnson f/k/a Lindsey Franklin, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Megan Goerlinger

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:

BEING Unit No. 305 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended Tennessee Code Annotated, and established by Declaration of Covenants, Conditions, and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument 20021216-0154761 and supplemental of record in Instrument 20030529-0072377 and in Instrument 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitations the ByLaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, a placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units, as shown on plat of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lindsey Franklin, an unmarried woman, by deed from David Alan Brown, a single man, of record in Instrument 20060213-0017309, said Register's Office. The said Lindsey Franklin is now known as Lindsey Johnson.

This conveyance is subject to Restrictions and By-Laws of record in Instrument Instrument 20021216-0154761; Instrument 20030529-0072377; and Instrument 20030930-0144058, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021216-0154761; Instrument 20030529-0072377; and Instrument 20030930-0144058, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Lindsey Franklin and Lindsey Johnson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3535 Bell Road; #305, Nashville, TN 37214

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.

Witness my hand this 14th day of July, 2011.

Lindsey 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 Lindsey Johnson f/k/a Lindsey Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2011.

My Commission Expires: 5.9.14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.