WARRANTY DEED

P-LFL-11-0705

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Johnson	Same address (NAME)	
705 Winsley Place (ADDRESS)	as new owner (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	172130A08400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SEAN TIMOTHY CAREY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD JOHNSON ,AN UNMARRIED MAN AND ANDREA MILLER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 44 on the Plan of Revision to Lots 43-46, Section Two, Williams Grove, of record in Instrument No. 20000324-0030070 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SEAN TIMOTHY CAREY, UNMARRIED by Deed from PULTE HOMES TENNESSEE, LIMITED PARTNERSHIP, dated 12/29/2000 and filed for record on 01/11/2001 in Instrument 200101110003559, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all easements and restrictions filed for record including those listed in Book 9700, page 520; Instrument No. 20000324-0030070; Book 10741, page 678; Book 11167, page 755; Book 11643, page 316; Instrument No. 19991206-0300190; Instrument No. 20010514-0049490; Book 10951, page 699; Book 10741, page 671; Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 705 WINSLEY PLACE, BRENTWOOD, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of June, 2011.

Sean Timothy Carey

BILL GARRETT, Davidson County
Trans:T20110045469 DEEDWARR
Recvd: 07/27/11 11:22 2 pgs
Fees:13.00 Taxes:1021.20

20110727-0057454

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 180
Brentwood, TN 37027

STATE OF ~~Tennessee~~ WISCONSIN
COUNTY OF ~~DAVIDSON~~ PORTAGE

On this the 24th day of June, 2011, before me personally appeared Sean Timothy Carey, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2011.

Notary Public

My Commission Expires: 6/29/2011

(SEAL)

MARK ANDERSEN NOTARY PUBLIC STATE OF WISCONSIN

~~RETURN~~ TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027