WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

BILL GARRETT, Davidson County
Trans:T20110048385 DEEDWARR
Recvd: 08/08/11 13:09 2 pgs
Fees:13.00 Taxes:999.00
20110808-0060864

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

BSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day uly, 2011.

Notary Public

COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda S. Johnson	Linda S. Johnson	064080A05900CO
(NAME)	(NAME)	
3305 Misty Winds Lane	3305 Misty Winds Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary L. Sadler and wife, Judith E. Sadler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda S. Johnson, married**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 98, on the Plan of Section Two, Merritt Downs, of record in Instrument 200309040128443, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary L. Sadler and wife, Judith E. Sadler by Deed from Stanley G. Tidwell, married, dated 06/25/2009 and filed for record on 06/26/2009 in Instrument 200906260059773, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200309040128443, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200106040057881, said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.

Charter of record in Instrument 200106080060785, said Register's Office.

Charter of record in Instrument 200111270129417, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200404070039569, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ , property, known as 3305 Misty Winds Lane, Old Hickory, TN 37138
(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/or 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/or 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 our hands this 29th day of July, 2011.

Gary L. Sadler

Judith E. Sadler

State of Tennessee
County of Wilson

Personally appeared before me Gary L. Sadler and Judith E. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2011.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

