WARRANTY DEED

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2011

Notary Public:

MY COMMISSION EXPIRES: 8-19-13
(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:
Karen E. Frye	NEW OWNER	Parcel ID:
6520 Westfall Drive		126160A09500
Nashville, TN 37221		

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

Daniel A. Johnston and wife, Pattie K. Johnston

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

Karen E. Frye

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 Lot No. 95, on the Plan of Final Plat of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel A. Johnston by deed from Corinthian Custom Homes, Inc., of record in Instrument 20021114-0141017, dated October 30, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20060320-0031638; Instrument 20061103-0136691; and Instrument 20061214-0154502, Register's Office for said County.

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 20011026-0117231; and (3) Utility Easement of record in Book 7626, Page 315, 318, and 324 and Access Easement of record in Instrument 20010706-0072536, said Register's Office.

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 6520 Westfall Drive, Nashville, TN 37221

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 our hands this 5th day of August, 2011.

Daniel A. Johnston

Pattie K. Johnston

Pattie K. Johnston

BILL GARRETT, Davidson County
Trans:T20110048553 DEEDWARR
Recvd: 08/09/11 08:19 2 pgs
Fees:13.00 Taxes:843.60

20110809-0061116

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel A. Johnston and Pattie K. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of August, 2011.

My Commission Expires: 5/5/15

Notary Public

