Return to:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20110077324 DEEDWARR
Recvd: 12/07/11 11:00 2 pgs
Fees: 13.00 Taxes: 647.50
20111207-0095472

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2011.

Notary Public

My commission expires: 5-4-15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian J. Laczko	Suntrust Mortgage Inc 901 Semmes Ave	Map/Parcel 98-5-A-163.00 CO
204 Hallford Place	RVW 5023 Richmond, VA 23224	
Hermitage, TN 37076		

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,

Kurt A. Johansson and Natalie B. Johansson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian J. Laczko and Kathryn D. Lewis, both Unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 121 on the Plan of Revision One, Section Five Hampton Hall of record in Instrument Number 20000728-0074425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being part of the same property conveyed to Kurt A. Johansson and Natalie B. Johansson, husband and wife by deed from Kurt A. Johansson, married of record in Instrument Number 20100329-0023051, in the Register's Office for Davidson County, Tennessee, dated March 11, 2010.

Being the same property conveyed to Kurt A. Johansson by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington DC of record in Instrument Number 20030128-0011544, Register's Office for Davidson County, Tennessee, dated January 15, 2003.

This property known as 204 Hallford Place Hermitage, TN 37076.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 204 Hallford Place, Hermitage, TN 37076.

Map/Parcel 98-5-A-163.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF November 29, 2011:

Kurt A. Johansson

Natalie B. Johansson

ANGELA R. WINDHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kurt A. Johansson and Natalie B. Johansson, the within named Grantor(s), 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, at office, this the 29th day of November, 2011.

My Commission Expires 2.14.13

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 29th day of November, 2011.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 29th day of November, 2011.

My Commission Expires:_____

_____
Notary Public

20111385R