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

Return to

File No. 111121

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110082357 DEEDWARR
Recvd: 12/29/11 09:58 2 pgs
Fees:13.00 Taxes:427.35
20111229-0101672

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Phillip Rarick		052-13-O-B/284.00CO
(NAME)	(NAME)	
3260 Penn Meade Way	Fifth Third Mortgage Company	
(ADDRESS)	5001 Kingsley Dr. (ADDRESS)	
Nashville, TN 37214	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joshua C. Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Phillip Rarick, and Ketley Dale Rarick, husband and wife, 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 48, as shown on the Plan of River Glen, Phase III, Section 2, of record in Instrument No. 20020917-0113231, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua C. Johnson, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated April 29, 2003 and recorded on May 6, 2003 in Instrument No. 20030506-0060409, Register's Office, Davidson County, Tennessee.

Katie Lane Johnson, herein joins to convey any and all rights and interest she may have; including but not limited to her marital rights.

Declaration of Covenants, Conditions and Restrictions of record in Book 6762, page 208, Book 7566, page 571, and Instrument No. 20020425-0051349, said Register's Office.

Homeowners Association Charter of record in Book 8069, page 148, and Instrument No. 20020425-0051348, said Register's Office.

Subject to easements of record in Book 7061, page 196, Book 7296, page 484, Book 11030, page 731, Book 3961, page 681, and Instrument No. 20020917-0113231, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, Said Register's Office.

Conveyance of Common Area of record in Instrument No. 20020503-0054718, said Register's Office.

Master Deed for River Glen of record in Book 756, page 571, and in Book 6762, page 208; and By-Laws of River Glen Homeowner's Association attached thereto.

File No. 111121

unimproved ☐

This is improved ☒ property, known as 3260 Penn Meade Way, Nashville, TN 37214

(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 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 15th day of December, 2011.

Joshua C. Johnson

Katie Lane Johnson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua C. Johnson and Katie Lane Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2011.

Commission expires:

04/23/2013

Notary Public

DOLLY T. PEAY
NOTARY
PUBLIC
OF
TENNESSEE
COUNTY OF SUMNER