THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120020115 DEEDWARR
Recvd: 03/20/12 14:21 2 pgs
Fees:13.00 Taxes:613.47
20120320-0023644

[PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Crystal Bass and Chad Monroe 5488 Village Way Nashville, TN 37211	PHH MORTGAGE CORP 1 MORTGAGE WAY MOUNT LAUREL, NJ 08054	161-10A-006.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **George T. Johnson and wife, Alison E. Johnson**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Crystal Bass and Chad Monroe, wife and husband,** hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Villages of Brentwood, Phase One, as shown of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to George T. Johnson and Alison E. Johnson, husband and wife by Deed from Michael S. Atkins and wife, Kelley L. Atkins of record in Instrument No. 20060914-0113900, Register's Office for Davidson County, Tennessee, dated September 7, 2006.

This is improved property known as **5488 Village Way, Nashville, TN 37211.**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 14th day of March, 2012:

George T. Johnson

Alison E. Johnson

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 **George T. Johnson and Alison E. Johnson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 14th day of March, 2012:

Notary Public

My Commission Expires: 12.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,804.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of March, 2012.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067