Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120024043 DEEDWARR
Recvd: 04/03/12 12:08 2 pgs
Fees:13.00 Taxes:814.00
20120403-0028111

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51210
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Megan P. Anderson 1320 Brentwood Highlands Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 172040A12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Johnson and spouse, Mindy A. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Megan P. Anderson, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Doc. No. 20060222-0020873, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Johnson and wife, Mindy A. Johnson by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee corporation, dated Nov.12, 2003 and recorded on Nov. 13, 2003 of record in Doc. No. 20031113-0166298, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20060222-0020873 Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Doc. No. 20021121-0144877, Doc. No. 20020722-0087704, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Terms and provisions of by-Laws recorded in book 11356, page 815, charter of Highlands of Brentwood Homeowners Association, Inc., recorded in Book 11595, page 872.

This is improved property, known as: 1320 Brentwood Highlands Drive, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2012.

Jeffrey A. Johnson

Mindy A. Johnson

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2012 , before me the undersigned authority, personally appeared **Jeffrey A.. Johnson and Mindy A. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2012

My Commission Expires: 07/08/13

Notary Public

Rachel Neal
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY