WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **March, 2012.**

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter M. Pisarczyk	F & M Bank	09801010700
(NAME)	(NAME)	
5129 Lana Renee	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Clarksville, TN, 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lenetta G. Johnson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Peter M. Pisarczyk, married,** hereinafter called the Grantee, his 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. 50 on the re-Subdivision of Lots 42-56 on the Plan of Roxborough, as of record in Plat Book 5210, page 76, 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 Samuel Johnson by Warranty deed from Clifford Adams and wife, Laverne F. Adams dated May 30, 1990 and filed for record in Book 8128, page 624, Register's Office of Davidson County, Tennessee. Further. being the same property conveyed to Samuel Johnson and Lenetta Johnson, husband and wife, by Quitclaim Deed from Samuel Johnson dated December 7, 2001 and filed on January 3, 2002 in Instrument Number 20020103-0001312, said Register's Office. Further, being the same property conveyed to Lenetta G. Johnson by Quitclaim Deed from Samuel Johnson dated February 16, 2011 and filed on February 18, 2011 in Instrument Number 20110218-0014026, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120024867 DEEDWARR
Recvd: 04/05/12 10:03 2 pgs
Fees:13.00 Taxes:458.80
20120405-0029089

This is improved ☐ property, known as 5129 Lana Renee, Nashville, TN 37076

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 **23rd** day of **March, 2012.**

Lenetta G. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lenetta G. Johnson, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **March, 2012.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY