Davidson County DEEDWARR
Recvd: 05/03/12 08:08 3 pgs
Fees:18.00 Taxes:458.80
20120503-0037845

This instrument prepared by:
~~and return to~~

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of April, 2012, by and between Theresa Johnson and Sharvan Johnson, a married couple, party of the first part, and Danielle Butler, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Shervan Johnson and Theresa Johnson, by virtue of that certain Warranty Deed dated April 15, 2005, at Instrument No. 20050419-0043599 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Theresa Johnson
Theresa Johnson

Sharvan Johnson
Sharvan Johnson

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Theresa Johnson and Sharvan Johnson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~office~~ this 26th day of April, 2012.

Notary Public

My Commission Expires: 7-11-2015

BRANDON CORRIAN McCLAIN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 7-11-2015

Property Owner & Address: Danielle Butler

1525 Emerald Bay Blvd
Whites Creek, TN 37189

Tax Parcel No 049120A01100CO

Property Address: 1525 Emerald Bay Blvd
Whites Creek, TN 37189

MAIL TAX BILLS TO: SWBC Mortgage Corporation

9311 San Pedro, Ste 125
San Antonio, TX 78216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $124,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of April, 2012.

Notary Public

My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.