Return to: JTC
#23834-3

BOX 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120047580 DEEDWARR
Recvd: 06/28/12 08:57 2 pgs
Fees:13.00 Taxes:500.24
20120628-0056572

03-1203-37624

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,200.00

Affiant

Subscribed and sworn to before me, this 26 day of June, 2012.

Notary Public
My commission expires: 10-21-12

Address of New Owner:	Send Tax Bills to:	Tax Information
Cynthia Cutler 106 Vine Lane Goodlettsville TN 37072	Sumner Bank & Trust 240 West Broadway Gallatin, Tn 37066	033-03-0B-040.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marteen F. Johnson and husband, Victor Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia Cutler,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* a single woman

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marteen F. Johnson and husband, Victor Johnson, by deed from Beazer Homes Corp., a Tennessee Corporation, dated August 1, 2005, recorded August 5, 2005 in Instrument No. 20050805-0092241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 106 Vine Lane, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 June, 2012.

x Marteen F Johnson
Marteen F. Johnson

x Victor M Johnson
Victor Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marteen F. Johnson and Victor Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of June, 2012.

Rachelle Caudill

State of Tennessee at Large

My Commission expires 9/22/14

