(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 1206145

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120048761 DEEDWARR
Recvd: 07/02/12 15:51 2 pgs
Fees:13.00 Taxes:795.50
20120702-0058139

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Wilkins 933 S Woodstone Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172-03-0A-082.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Sue Johnson, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Wilkins and Breana Wilkins, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Sue Johnson by Deed from James A. Boler, Jr. and wife, Cynthia J. Boler of record at Instrument No. 20000613-0059000, Register's Office for Davidson County, Tennessee, dated June 12, 2000.

*This is not the marital residence of Linda Sue Johnson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 498 and 499 Register's Office for Davidson County, Tennessee.

Easement for Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8541, Page 225 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109 and in Book 7408, Page 250 as amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and re-recorded in Book 8634, Page 675 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any,

based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of the Woodlands Homeowner's Association of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 933 S Woodstone Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2012.

Linda Sue Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Sue Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2012.

Notary Public

My Commission Expires: May 8, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY