BILL GARRETT, Davidson County
Trans:T20120049458 DEEDWARR
Recvd: 07/05/12 11:00 3 pgs
Fees:18.00 Taxes:534.65
20120705-0058966

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jennifer Johnson
5744 Murphywood Crossing
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of America
9115 Harris Corner Pkwy
Charlotte, NC 28269

MAP 164-13
GROUP
PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregory Page and wife, Tia Scott Page,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jennifer Johnson and William Johnson, Jr., wife and husband,** hereinafter called the GRANTEES, their 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. 155 on the Plan of Asheford Crossing, Section Three, of record in Plat Book 9700, page 545, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Page and wife, Tia Scott Page by deed dated February 26, 1999 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Book 11368, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5744 Murphywood Crossing, Antioch, Tennessee 37013.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 24th day of **June, 2012.**

Gregory Page

Tia Scott Page

Tia Scott Page

STATE OF ~~GEORGIA~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory Page and wife, Tia Scott Page**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2012.

L Belton
NOTARY PUBLIC

LORI BELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 8, 2016

My Commission Expires: 3/8/16

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $144,500.00.

AFFIANT
Tia Scott Page

Subscribed and sworn to before me on this ~~25th~~ 24th day of June, 2012.

L Belton
NOTARY PUBLIC

LORI BELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 8, 2016

My Commission Expires: 3/8/16