BILL GARRETT, Davidson County
Trans:T20120050194 DEEDWARR
Recvd: 07/09/12 11:00 2 pgs
Fees:13.00 Taxes:800.50
20120709-0059990

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $216,350.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public

My Commission Expires: 5-4-15

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Christopher Colavecchio Ayako Matsuda 106 Chuzzlewit Down Brentwood, TN 37027	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	172010A06700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kirk P. Johnson, unmarried, and Eric P. Johnson, married**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Christopher Colavecchio and Ayako Matsuda, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555 thru 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to conveyed to Kirk P. Johnson, as to a (3/4) undivided interest and Eric P. Johnson, as to a (1/4) undivided interest, by Executor's Deed of record as Instrument No. 20100726-0058579, dated July 16, 2010, said Register's Office and by Quitclaim Deed of record as Instrument No. 20120709-0059989, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not now nor has it ever been the primary residence of the Grantors herein.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, pages 555 thru 559, said Register's Office.

3. Transmission Line Easement of record in Book 2437, page 8, and Book 2438, page 376, said Register's Office.

4. Easement to Metropolitan Government of Nashville-Davidson County of record in Book 7593, page 488, and Book 7593, page 511, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 6779, page 296, rerecorded in Book 6783, page 973, said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 7071, page 482, and Book 7208, page 889, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **106 Chuzzlewit Down, Brentwood, TN 37027**.

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 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22 day of June, 2012.

Kirk P. Johnson

Eric P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk P. Johnson and Eric P. Johnson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2012

CATHERINE (Seal) LYNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/12