WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Patricia A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patricia A. Johnson	NEW OWNER	Parcel ID:
3539 Seneca Forest Dr.		136100B07900CO
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

JaNethia Michelle Caldwell, f/k/a JaNethia Michelle McDaniel, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patricia A. Johnson , unmarried and Benjamin L. Johnson, unmarried, as joint tenants with right of survivorship

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:

BEING Unit No. 23, on the Plan of A Revision of Lots 21-32, 39, & 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JaNethia Michelle McDaniel by deed from Shannon N. Baltz and Michael V. Baltz, of record in Instrument 20060315-0030010, dated February 8, 2006, Register's Office for said County. The said JaNethia Michelle McDaniel is now known as JaNethia Michelle Caldwell.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5931, Page 645, amended in Book 6145, Page 435; Book 6021, Page 101; Book 6124, Page 956; Book 6199, Page 270; Book 5931, Page 677; and Book 6145, Page 433, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 49, said Register's Office.

JaNethia Michelle McDaniel and JaNethia Michelle Caldwell being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3539 Seneca Forest Dr., Nashville, TN 37217

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 21 day of September, 2012.

JaNethia Michelle Caldwell
JaNethia Michelle Caldwell

BILL GARRETT, Davidson County
Trans:T20120071803 DEEDWARR
Recvd: 09/24/12 12:59 2 pgs
Fees:13.00 Taxes:155.40

20120924-0086584

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JaNethia Michelle Caldwell, f/k/a JaNethia Michelle McDaniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of September, 2012.

My Commission Expires: 11/7/15

Notary Public

