BILL GARRETT, Davidson County
Trans:T20120075645 DEEDWARR
Recvd: 10/05/12 09:25 2 pgs
Fees:13.00 Taxes:277.13

20121005-0091317

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September 2012.

NOTARY PUBLIC

My Commission expires: 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Callie Crisco 4247 Andrew Jackson Pkwy Hermitage, TN 37076	Same	075.11-0-185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Virgil Paul Johnson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Callie Crisco Baker

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107-A, on the Plan of Zone Lots Division-Lots 80-101 & 103-107 of Rachel's Square-Section Two , now Colony Downs of record in Plat Book 6250, Page 542, 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 Virgil Paul Johnson, by special warranty deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20090306-0020187, dated February 19, 2009, said Register's Office. Sharon Johnson joins in the conveyance of said property as the spouse of the Grantor, Virgil Paul Johnson.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements a nd right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4247 Andrew Jackson Parkway, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 28th day of September, 2012.

"GRANTORS"

Virgil Paul Johnson

Sharon Johnson

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Virgil Paul Johnson and Sharon Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012.

Notary Public

My commission expires: 5/8/16

{Seal} NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 5/8/16