Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0854

BILL GARRETT, Davidson County
Trans:T20120089683 DEEDWARR
Recvd: 11/26/12 11:27 2 pgs
Fees:13.00 Taxes:828.80
20121126-0108203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2012

Notary Public
Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sonia Johnson 6364 Sunnywood Drive Antioch, TN 37013	NEW OWNER	17 309 0B- 07500 CO

WARRANTY DEED

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, I/WE,

Kelvin Sauls and Judi Sauls a/k/a Judalon Sauls, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sonia Johnson

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. 282 on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelvin Sauls and Judi Sauls, husband and wife by Warranty Deed from Great Southern Homes, Inc, dated 06/06/2006 and filed for record 06/19/2006 in Instrument No. 200606190072770, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6364 Sunnywood Drive, Antioch, TN 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 we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2012.

Kelvin Sauls by Carol Trest, Attorney in Fact
Kelvin Sauls
By: Carol Trest, Attorney in Fact

Judalon Sauls by Carol Trest, Attorney in Fact
Judalon Sauls
By: Carol Trest, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of October, 2012, before me personally appeared Carol Trest to me known to be the person who executed the foregoing instrument in behalf of Kelvin Sauls and Judalon Sauls as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Kelvin Sauls and Judalon Sauls.

Witness my hand and official seal at Brentwood, ~~Tennessee~~, this 30th day of October, 2012

Notary Public

Commission Expires:

