BILL GARRETT, Davidson County
Trans:T20120098141 DEEDWARR
Recvd: 12/26/12 09:08 2 pgs
Fees:13.00 Taxes:347.80
20121226-0118337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 94,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2012.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAULA ANN MONTE	**SWBC MORTGAGE CORPORATION**	**05014013100**
3224 SPEARS ROAD	**213 OVERLOOK CIRCLE, SUITE A-4**	
NASHVILLE, TN 37207	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

CARL R JOHNSON, JR, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAULA ANN MONTE, AN UNMARRIED PERSON

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. 353 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County, to which said plan reference is made for a more complete legal description.

BEING THE SAME PROPERTY CONVEYED TO CARL R JOHNSON, JR BY WARRANTY DEED FROM LEONARD NATHANSON, UNMARRIED DATED 11/18/09 AND RECORDED ON 11/24/09 IN INSTRUMENT NO. 20091124-0108165, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF THE GRANTOR NOR HIS SPOUSE OR ANY DEPENDENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 3224 SPEARS ROAD, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 20th day of December, 2012.

CARL R JOHNSON JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CARL R JOHNSON, JR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2012.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY