THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130018408 DEEDWARR
Recvd: 03/06/13 12:22 1 pgs
Fees:13.00 Taxes:528.73
20130306-0022352

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas Johnson and Tamara Goodman 5024 Streamfield Pass Antioch, Tennessee 37013	Same address as new owner	149-10-0-074.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KEVIN D. HYER and VALERIA F. HYER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **NICHOLAS JOHNSON and TAMARA GOODMAN, both unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 21, on the plan of First Revision, Section One, Hunters Run, of record in Plat Book 9700, page 341, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Hyer and wife, Valeria Hyer by Warranty Deed from Reginald Gibson and wife, Maelinda Gibson dated December 5, 1003 and recorded on December 10, 2003, of record in Instrument No. 20031210-0176932, Register's Office for Davidson County, Tennessee.

This is improved property known as **5024 Streamfield Pass, Antioch, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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.

Witness our hands this **1st** day of **March, 2013**:

Kevin Hyer
Kevin D. Hyer

Valeria Hyer
Valeria F. Hyer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN HYER AND WIFE, VALERIA HYER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of March, 2013:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $142,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF March, 2013.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14