WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice M. Johnson	Franklin Synergy Bank	161-11-0-D-085CO
(NAME)	(NAME)	
413 English Ivy Dr	3301 Aspen Grove Dr Ste 300	
(ADDRESS)	(ADDRESS)	2013-0147
Nashville, TN	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Angela Bowling, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Johnson, a single woman, 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. P-85 on the Subdivision Plat of Site Plan of Phase VII for Villages of Brentwood, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela Bowling, unmarried by Warranty Deed from Glenn M. Mackowski, unmarried, of record at Instrument No. 20061107-0138295, Register's Office for Davidson County, Tennessee, dated November 2, 2006, and recorded on November 7, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 Taxes constitute a lien but are not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Townhouses at Villages of Brentwood, with By-Laws appended thereto, of record in Book 7231, Page 789; Book 7472, Page 108; and Book 7679, Page 109, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions, Quitclaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, Page 928, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 413 English Ivy Dr, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130020147 DEEDWARR
Recvd: 03/12/13 14:24 2 pgs
Fees:13.00 Taxes:407.00
20130312-0024635

Witness my/our hand(s) this 6th DAY OF MARCH, 2013.

Angela Bowling

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Bowling, with whom I am personally acquainted (or provided 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 and official seal, this the 6 day of March, 2013.

Notary Public

My Commission Expires: 10.06.2014

(SEAL)

BARBARA LYNN HINES
Notary Public, State of Texas
Commission Expires:
10-06-2014
Notary without Bond