BILL GARRETT, Davidson County
Trans:T20130026058 DEEDWARR
Recvd: 04/01/13 15:03 2 pgs
Fees:13.00 Taxes:775.58
20130401-0031775

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $209,615.00

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2013.

Notary Public

My commission expires: 7-8-13

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen L. Kwentus	GARDNER FINANCIAL SERVICES	
2011 Riverwood Dr.	1135 NE LOOP 410, #700	07301004900
Nashville, TN 37216	SAN ANTONIO, TX 78209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL R. JOHNSON AND WIFE, BETTY J. JOHNSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN L. KWENTUS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly part of Lot 10 and Lot 11 on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northwesterly margin of Riverwood Drive, also known as Williams Ferry Road, at the corner of Lots Nos. 11 and 12; thence with the line between Lots 10 and 12, westwardly 179.0 feet to the common corner of Lots Nos. 6, 7, 10 and 12; thence with the line between Lots Nos. 7 and 10 southwardly 23.5 feet; thence southeastwardly 126.5 feet to the northwestwardly margin of Riverwood Drive; thence with said road, northeastwardly 127.0 feet to the point of beginning.

Being the same property conveyed to Paul R. Johnson and wife, Betty J. Johnson by Deed from Solid Investments, LLC of record at Instrument No. 20081203-0117382, Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on December 3, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2011 Riverwood Dr., Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2013.

Paul R. Johnson

Betty J. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul R. Johnson and Betty J. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013