BILL GARRETT, Davidson County
Trans: T20130061185 DEEDWARR
Recvd: 07/18/13 09:38 2 pgs
Fees: 13.00 Taxes: 758.50

20130718-0074205

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

G-KW-13-3417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon H. Johnson (NAME)	New Owner (NAME)	
3417 Cobble Street (ADDRESS)	(ADDRESS)	**172-12-B-258.00 CO**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BRITTANY MAYNARD, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON H. JOHNSON, UNMARRIED AND STEVEN T. JOHNSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 520, BRADFORD HILLS, SECTION TEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 495, CORRECTED IN BOOK 9219, PAGE 115, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM FRED STIER TO BRITTANY MAYNARD AS RECORDED ON THE 22ND DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130422-0039920 AND TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE TO FRED STIER AS RECORDED ON THE 19TH DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130419-0039291, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH INTHE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 695 CORRRECTED IN BOOK 9219, PAGE 115 AND ALL MATTERS SET FORTH ON THE BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 6; RESTRICTIONS OF RECORD IN BOOK 8069, PAGE 170 AND BOOK 8885, PAGE 517; BY-LAWS OF RECORD IN BOOK 8071, PAGE 531; CHARTER OF THE HOA OF RECORD IN BOOK 8071, PAGE 520; CONVEYANCE OF OPEN SPACE OF RECORD IN BOOK 8154, PAGE 304 AND BOOK 9779, PAGE 672; EASEMENTS OF RECORD IN BOOK 8377, PAGE 769, BOOK 8377, PAGE 808, BOOK 8896, PAGE 291 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3417 Cobble Street Nashville, Tennessee 37211**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of July, 2013.

Brittany Maynard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany Maynard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

~~**RETURN TO:**~~
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122