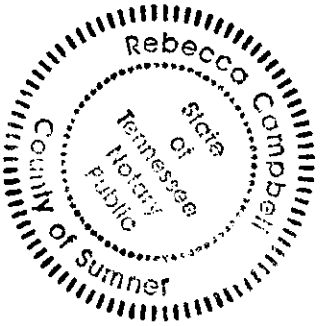
File No. 130583

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Smith Jr.	James M. Smith Jr.	018-12-0A-029.00CO
(NAME)	(NAME)	
8148 Old Springfield Pike	8148 Old Springfield Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130062293 DEEDWARR
Recvd: 07/22/13 14:00 2 pgs
Fees:13.00 Taxes:518.00

20130722-0075620

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 ACKNOWLEDGED, WE, Joseph F. Johnson and wife, Peggy Ann Johnson., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Smith, Jr., 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:

Being Lot No. 29 on the Plan of Emerald Cove, a Planned Unit Development, of record in Book 6900, pages 630 and 631, as amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of the said individual lot, building setback lines, easements and other matters contained therein.

Being the same property conveyed to Joseph F. Johnson and wife, Peggy Ann Johnson, by Warranty Deed from Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes, dated November 30, 1994, and recorded December 2, 1994, in Book 9536, page 850, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, of record in Book 7511, page 581 as amended in Book 9112, page 29, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 104 Mavella Ct., Goodlettsville, TN 37072

(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.

File No. 130583
Witness our hands this 19th day of July, 2013.

Joseph F. Johnson

Peggy Ann Johnson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 19th day of July, 2013.

Commission expires: 1/2016

Notary Public

Rebecca Campbell
State of Tennessee
Notary Public
County of Sumner