BILL GARRETT, Davidson County
Trans:T20130064793 DEEDWARR
Recvd: 07/30/13 08:43 2 pgs
Fees:13.00 Taxes:900.95
20130730-0078956

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 061160
PARCEL: 221.00
GROUP:

New Owners Address
Daniel & Laura Johnson
4009 Murray Place
Nashville, TN 37216

Send Tax Bills to: new owner

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2013 between

Tony R. Clouse

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Daniel Johnson and wife, Laura Johnson

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 of Block "C" Sunnymeade Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Plat Book 974, Pages 56 and 57, Register's Office for said County. Said Lot No. 70 fronts 70 feet (by actual field measurement 70.02 feet) on the Westerly side of Murray Place and running back 264.8 feet (by acutal field measurement 262.15 feet) on the Northerly line and 233.7 feet (by actual field measurement 231.64 feet) on the Southerly line, and measures 59.65 feet (by actual field measurement 59.71 feet) in the rear.

Being the same property conveyed to Tony R. Clouse by Warranty Deed dated 11/12/12 from Ann M. Schutt of record in Instrument No. 20121114-0104789, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4009 Murray Place, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tony R. Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony R. Clouse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of July, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $243,500.00.

Affiant

Sworn to and subscribed before me, this 18th day of July, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY