WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019281 DEEDWARR
Recvd: 03/17/15 10:56 2 pgs
Fees:13.00 Taxes:862.10
20150317-0022761

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian J. Andam and Keris M. Andam	Wells Fargo Home Mortgage	096-05-0-024.00
(NAME)	(NAME)	
264 Cumberland Circle	P O Box 11758	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Neward, NJ 071014758	
(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, I, **Paul E. Johnson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian J. Andam and Keris M. Andam, husband and wife,** 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 parts of Lots 85, 86 and 87, on the Plan of Bluefields Subdivision No. 2, of record in Book 843, Page 34, Registers Office for said Davidson County, Tennessee, and being Lot No. 14 on the unrecorded Plan of R.D. Stanford's Resubdivision of certain lots in Bluefields, described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, December 11, 1940, as follows:

Beginning at a point in the southeasterly margin of Cumberland Circle at the common corner of Lots Nos. 85 and 86 of said Bluefields Subdivision; thence South 65 deg. 30' east 414.7 feet to a point in the rear line of Lot No. 85; thence South 4 deg. west 198 feet to a point; thence South 79 deg. 15' west 12.3 feet to a point; thence North 52 deg. west 500 feet to a point in the easterly margin of Cumberland Circle, said point being 26.1 feet southwest of the common corner of Lots Nos. 85 and 87; thence North 34 deg. east with the easterly margin of Cumberland Circle 77 feet to the point of beginning.

Being the same property conveyed to Paul E. Johnson and wife, Cheryl A. Johnson, by Warranty Deed from Mark Rowan and Jeanne A. H. Rowan, husband and wife, dated October 12, 2006, of record in Instrument No. 20061018-0129249, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Paul E. Johnson, unmarried, by Quitclaim Deed from Cheryl A. Johnson, unmarried, dated March 6, 2015, as of record in Instrument No. 20150317-0022760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 843, page 34; easement for sanitary sewers, storm drainage and water mains of record in Book 6226, page 209; all of record in the Register's Office for Davidson County, Tennessee, and all matters according to a survey made by Z.J. Wilkinson, Surveyor, December 11, 1940 and right of way of Cumberland Circle.

unimproved ☐

This is improved ☑ property, known as 264 Cumberland Circle, Nashville, TN 37214
(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.

Witness this 13th day of March, 2015.

Paul E. Johnson

State of Nevada
County of Humboldt

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Paul E. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Winnemucca (City), Nevada, this 13th day of March, 2015.

Notary Public
My Commission Expires: 03/01/17

OCTAVIO A. CASTANEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-01-17
Certificate No: 13-10229-9

File No.: 20260