WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038178 DEEDWARR
Recvd: 05/18/15 09:14 2 pgs
Fees:13.00 Taxes:795.13
20150518-0045215

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

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
Dale Burton	DAS Acquistion Company, LLC	058-09-0-A-272.00
(NAME)	(NAME)	
2661 Jordan Ridge Dr.	12140 Woodcrest Executive Dr, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	St. Louis, MO 63141	
(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, we, **Amanda N. Johnson and James A. Johnson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale Burton and Elizabeth Burton, 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 Lot No. 272, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 as shown on the plan of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda N. Johnson and James A. Johnson, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 25, 2010, of record in Instrument No. 20100628-0050307, 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 Instrument No. 20100126-0006479; Easement to Metro Nashville/ Davidson County of record in Book 6255, page 578; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20080128-0008551; Sanitary sewer and/or storm drainage easement of record in Book 8326, page 230; Instrument No. 20080128-0008719; Instrument No. 20060126-0009689; Instrument No. 20070112-0005338; Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887; Assignment and assumption of declarant rights and obligations of record in Instrument No. 20041229-0153373; Charter of Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291; Right of way dedication of record in Instrument No. 20000426-0041282; By-Laws of record in Instrument No. 20061120-0143524; restrictions of record in Instrument No. 20000915-0092002, Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, Instrument No. 20110216-0013313; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2661 Jordan Ridge Dr., Nashville, TN 37218

(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 our hands this 13th day of May, 2015.

James A. Johnson
James Johnson

Amanda Johnson
Amanda Johnson

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of May, 2015.

Notary Public
My Commission Expires: _____

File No.: 20729

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019