BILL GARRETT, Davidson County
Trans:T20150057038 DEEDWARR
Recvd: 07/14/15 12:56 2 pgs
Fees:13.00 Taxes:480.63
20150714-0068530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July 2015

Notary Public

MY COMMISSION EXPIRES: 4-16-18
(AFFIX SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cary Lee Johnson and Jean Marie Johnson	Mortgage Investor Group	060 08 0 063.00
(NAME)	(NAME)	
120 Ben Allen Rd	8320 E. Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($129,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Lewis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean M. Johnson and Cary L. Johnson, wife and husband**, 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 Nos. 22, 23 and 24 of Block B, of Highland Park Subdivision, as of record in Book 974, Page 33, Register's Office for said County. Said Lots adjoin and front together 77 feet on the south side of Ben Allen Road and run back between parallel lines 153-1/2 feet on the west line of Lot No. 22 and 167 feet on the east line of Lot No. 24, to the north line of Lot No. 18, on which they measure 75 feet.

Being the same property conveyed to David Lewis by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2005, Fremont Home Loan Trust 2005-E dated June 12, 2009 and recorded July 7, 2009 as Instrument No. 20090707-0063473, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 120 Ben Allen Rd, Nashville, TN 37207

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, has 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 . 9TH day of July, 2015.

David Lewis

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.David Lewisthe 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, this the 9th of July, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Number: GRN-152372