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 THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Latham	Churchill Mortgage Corporation	149070a11500co
(NAME)	(NAME)	
621 Cadogan Court	761 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, Sharman D. Johnson and husband, Rodney M. Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan J. Latham and Danielle P. Latham, 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. 115, Section One on the Plan of Chelsea Village of record in Plat Book 7900, pages 119, 120 and 121, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sharman D. Johnson and husband, Rodney M. Johnson, by deed of record in Instrument No. 20030605-0077611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sharman D. Johnson and Rodney M. Johnson by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * in the Register's Office for Davidson County, Tennessee.

*20110504-0034023

unimproved ☐

This is improved ☒ property, known as 621 Cadogan Court, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110026288 DEEDWARR
Recvd: 05/04/11 09:15 2 pgs
Fees:13.00 Taxes:480.63
20110504-0034024

Witness our hands this 29th day of April, 2011.

Sharman D. Johnson By Carolyn Adcock Atty In Fact

Sharman D. Johnson by Carolyn Adcock, her attorney in fact

Rodney M. Johnson By Carolyn Adcock Atty In Fact

Rodney M. Johnson by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of April, 2011, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Sharman D. Johnson and Rodney M. Johnson and who acknowledged that she executed the same as the free act and deed of the said Sharman D. Johnson and Rodney M. Johnson, through Power of Attorney granted her by the said Sharman D. Johnson and Rodney M. Johnson.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County