WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110029549 DEEDWARR
Recvd: 05/18/11 11:26 2 pgs
Fees: 13.00 Taxes: 353.35

20110518-0038043

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Tonya Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer Johnsor	New Owner	173050A13100CO
(NAME)	(NAME)	
1708 Red Jacket Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prudential Relocation, Inc., A Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto * hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot 131 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and Amended of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, all in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prudential Relocation, Inc., A Colorado corporation by Deed from Derek W. Crawford and wife, Erica Crawford of record in Instrument No. 20110518-0038042, Register's Office for Davidson County, Tennessee.

* Spencer Johnson and wife, Ashley C. Johnson and Dennis Johnson and wife, Pamela J. Johnson, tenants in common with right of survivorship

This Conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.

All matters set out in deed, including but not limited to an easement of record in Instrument No. 20050811-0095171, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1708 Red Jacket Drive, Antioch, TN 37013-4482
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-1538
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 my hand this 20th day of April 2011

Prudential Relocation, Inc.

By: Desiree Fernandez
Its: Asst. Secretary

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Desiree Fernandez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he is the Asst Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of April 2011

Notary Public
My Commission Expires:

SHELLEY DARNELL
Notary Public, State of Texas
My Commission Expires
October 14, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027