WARRANTY DEED 17493

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-24-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dale Johnson III	**Fifth Third Bank, N.A.**	**173-15-0-A 075.00 CO**
(NAME)	(NAME)	
317 Upper Mill Drive	**5050 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Cincinnati, OH 45263**	
(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, **Shannon Fielding**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Dale Johnson III**, 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. 75 on the Final Plat of Mill Run Subdivision, Phase 1-A of record in Instrument No. 20010608-0060668, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shannon Fielding by deed of record in Instrument 20060317-0031030, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **317 Upper Mill Drive, 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:T20120037293 DEEDWARR
Recvd: 05/21/12 14:58 2 pgs
Fees:13.00 Taxes:488.40

20120521-0043986

Witness my/our hand(s) this 15th day of May, 2012.

Shannon Fielding

State of Alabama County of Limestone

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Shannon Fielding the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Athens, Alabama, this 15th day of May, 2012.

Commission expires: 2-14-16

Notary Public

