WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120041655 DEEDWARR
Recvd: 06/06/12 10:08 2 pgs
Fees:13.00 Taxes:592.00
20120606-0049345

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: June 16, 2015.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Signature Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanna Johnson	People's Home Equity Inc.	75-12-B/50.00CO
(NAME)	(NAME)	
709 Billie Jean Circle	215 Ward Circle, Suite 101	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	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, **Marisa White**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeanna Johnson, an unmarried woman**, 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 No. 12 on the Plan of Brookside Woods, Phase Two, Section Three, as shown by the plat of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Marisa White dated the 21st day of April, 2010 from Fannie Mae a/k/a Federal National Mortgage Association by Special Warranty Deed of record in Instrument No. 20000512-0048125 recorded the 9th day of July, 2010, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Instrument No. 10444-213, Instrument No. 11103-156, Instrument No. 11453-900, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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 709 Billie Jean Circle, Hermitage, TN 37076
(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 my/our hand(s) this 4th day of June, 2012.

Marisa White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2012, before me personally appeared Marisa White to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 6/16/2015

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20120057
RETURN TO:
Signature Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042