WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Johnson **Dora Katherine Johnson**	**WCS Lending, LLC**	**164-7-A-60 CO**
(NAME)	(NAME)	
1564 Rockglade Run	**951 Yamato Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Boca Raton, FL 33431**	
(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, **Citizens Homes, A Delaware Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Johnson and wife, Dora Katherine Johnson**, 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. 60 on the Final Plat of Harvest Grove, Section One, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description thereof

Being part of the same property conveyed to Craighead Development, LLC, A Tennessee Limited Liability Company by Deed from Avenue Bank, A Tennessee Corporation, dated December 16, 2010, of record in Instrument No. 20101222-0101679 and further conveyed to Citizens Homes, Inc., a Delaware Corporation by deed dated January 20th, 2011 from Craighead Development, LLC, A Tennessee Limited Liability Company of record in Instrument 20110124-0006276 Scrivener's Affidavit of Correction in Instrument No. 20110203-0009600 Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

unimproved ☐
This is improved ☒ property, known as 1564 Rockglade Run, 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:T20120081605 DEEDWARR
Recvd: 10/26/12 13:56 2 pgs
Fees:13.00 Taxes:636.40
20121026-0098505

Witness my hand this 18th day of October, 2012.

Citizen's Homes, Inc.

David Hughes, Division President of Nashville

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Hughes, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division President of Nashville for Citizens Homes, Inc., the within named bargainor, a corporation, and that he as such Division President of Nashville being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David Hughes as such Division President of Nashville.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2012.

Commission expires:

Notary Public