BILL GARRETT, Davidson County
Trans:T20130036378 DEEDWARR
Recvd: 05/02/13 09:49 2 pgs
Fees:13.00 Taxes:456.95
20130502-0044159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 123,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2013.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **AMANDA BROOKE CANTRELL** | **FIRST COMMUNITY MORTGAGE, INC.** | **164130A03800CO** |
| **4204 SHAGBARK TRAIL** | **275 ROBERT ROSE DRIVE** | |
| **ANTIOCH, TN 37013** | **MURFREESBORO, TN 37129** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**CHAMEKA JOHNSTON AND KEITH JOHNSTON, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AMANDA BROOKE CANTRELL, UNMARRIED**

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. 53 on the Plan of Final Plat, Phase Three, Treehaven Subdivision, of record in Instrument Number 20040913-0110149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO CHAMEKA JOHNSTON AND KEITH JOHNSTON, WIFE AND HUSBAND BY WARRANTY DEED FROM CAPITOL HOMES, INC., A TENNESSEE CORPORATION DATED 11/28/05 AND RECORDED ON 12/28/05 IN INSTRUMENT NO. 20051228-0155260, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (_____) property known as 4204 SHAGBARK TRAIL, ANTIOCH, TN 37013.

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 in 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 26th day of April, 2013.

KEITH JOHNSTON

CHAMEKA JOHNSTON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, KEITH JOHNSTON and CHAMEKA JOHNSTON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES MARCH 1, 2016**

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY