Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/6/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josie Earnest	Franklin Synergy Bank	108-04-0A-105.00
(NAME)	(NAME)	
1156 Fitzpatrick Road	3301 Aspen Grove Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130036929 DEEDWARR
Recvd: 05/03/13 09:59 2 pgs
Fees:13.00 Taxes:588.30
20130503-0044759

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, we, **Phillip Travis Johnson and wife, Angela F. Johnson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Josie Earnest, a single woman and Kyle Barnes, a single man**, hereinafter called the GRANTEE(S), their heirs 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, being Lot 52, on the plan of Section 4-A, Phase 2, Villages of Larchwood as of record in Instrument Number 200009280096098, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip Travis Johnson and wife, Angela F. Johnson by Deed from Charlie Bandy dba Bilt Rite Homebuilders, dated 10/31/2001 and filed for record on 11/08/2001 in Instrument 200111080122965, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200009280096098, said Register's Office.
Articles of Incorporation & Declaration of Restrictive Covenants for the Village of Larchwood Phase Two Section 1 & 2 of record in Book 10715, Page 162, said Register's Office.
Articles of Incorporation and Declaration of Restrictive Covenants for The Villages of Larchwood Phase Two Section 4 of record in Instrument 200009280096105, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1156 Fitzpatrick Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-14594
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), their heirs 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), their heirs 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 our hands this 30th day of April, 2013.

Phillip Travis Johnson

Angela F. Johnson

State of Tennessee
County of Wilson

Personally appeared before me Phillip Travis Johnson and Angela F. Johnson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2013.

Notary Public

My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

