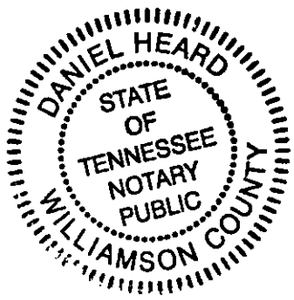
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $196,150.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2013.

Notary Public

My commission expires: 9-5-2016

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130049364 DEEDWARR
Recvd: 06/12/13 14:09 2 pgs
Fees:13.00 Taxes:725.76

20130612-0059907

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John T. Brown, Jr. **Sharon S. Brown**	**New Owner**	**MAP\PARCEL 181-03-0-A-178.00CO**
7225 Santeelah Way		
Antioch, TN 37013		

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,

Margaret B. Johnson, unmarried

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

John T. Brown, Jr. and wife, Sharon S. Brown

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. 178 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Samuel E. Johnson and Margaret B. Johnson, as join tenants, by Warranty deed from Jean Andre Barte Jr., unmarried, of record in Instrument No. 20060503-0051036, Dated April 28, 2006, Register's Office for Davidson County, Tennessee. Samuel E. Johnson having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 817 Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11708 Page 575, and amended in Book 10752, Page 553, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067791,Instrument No. 20070606-006790, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 9700, Page 391, Register's Office for DAVIDSON County, Tennessee.
Cemetery Easement of record in Book 6549, Page 403, and Book 5059, Page 374, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement in Book 10729, Page 380, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA in Book 11031, Page 79, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA in Book11033, Page 519, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 11033, Page 509, and amended in Instrument No. 20000727-0074153, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7225 Santeelah Way, 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 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 3rd day of June, 2013.

Margaret B. Johnson
Margaret B. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Margaret B. Johnson, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2013.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130323DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027