WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130059082 DEEDWARR
Recvd: 07/11/13 12:11 2 pgs
Fees: 13.00 Taxes: 610.50
20130711-0071771

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Anthony Johnson	U.S. Bank National Association	162160D04200CO
(NAME)	(NAME)	
5421 Reagan Run	3180 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(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, I, **Raymond C. Walker, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Anthony Johnson, a single man**, 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. 50 on the Plan of Honey Brook, Section 2, as shown on plat of record in Plat Book 7900, Page 242, and amended in Book 7900, Page 297, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Raymond C. Walker, III by Warranty Deed from Darlene A. Norman fka Darlene A. Norman-Fagin, unmarried, dated June 30, 2006, filed of record on July 20, 2006, in Instrument No. 20060720-0087740, in the aforesaid Register's Office.

This conveyance is made subject to Subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 242, and amended in Book 7900, Page 297; Covenants, conditions, restrictions, and easements of record in Book 8289, Page 145; Book 8298, Page 198; Book 8434, Page 447; Charter for Honey Brook HOA of record in Book 829B, Page 200 and Deed to Honey Brook Homeowner's Association of record in Book 839B, Page 457, in the aforesaid Register's Office; and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 5421 Reagan 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.

Witness my hand this 3rd day of July, 2013.

Raymond C. Walker III by Clint Walker

Raymond C. Walker III by Clint Walker, as his attorney in fact

Attorney in fact

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Clint Walker, as Attorney-in-Fact for and on Behalf of Raymond C. Walker III, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for an on behalf of Raymond C. Walker III, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Raymond C. Walker III.

Witness my hand and official seal at Murfreesboro, Tennessee this 3rd day of July, 2013.

Commission expires:
5/17/2014

DANITY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public