WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063812 DEEDWARR
Recvd: 07/26/13 09:49 2 pgs
Fees:13.00 Taxes:428.83
20130726-0077529

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,900.00.**

Affiant

Subscribed and sworn to before me this 25th day of July, 2013

Notary Public
My Commission expires: 9-8-13
(Affix Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Jermaine Johnson	Nola Lending Group, LLC	Map 136-13-A-Parcel 1.CO
3405 Old Anderson Road Unit 100	1180 W. Causeway Approach Suite 1100	
Nashville, TN 37217	Mandeville, LA 70471	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dennis R. Klimo and wife, Dianne G. Klimo,** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Jermaine Johnson, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase I, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, page 888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis R. Klimo and wife, Dianne G. Klimo by Warranty Deed from Pulte Homes Tennessee Limited Partnership dated January 28, 2000 and recorded in Instrument Number 20000208-0012805, Register's Office for Davidson County, Tennessee. Also having been conveyed to Dennis R. Klimo and wife, Dianne G. Klimo by Deed of Correction from Pulte Homes Tennessee Limited Partnership dated June 21, 2013 and recorded in Instrument Number 20130726-0077525 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 8250, page 888, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10788, page 553 and amended in Book 11158, page 931, Register's Office for Davidson County, Tennessee.
- Charter of Watercrest Homeowners Association, Inc. of record in Book 10788, page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3405 Old Anderson Road Unit #100, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 25, 2013.

Dennis R. Klimo by Jennifer R. Pierce as Attorney in Fact

Dennis R. Klimo by Jennifer R. Pierce as Attorney in Fact

Dianne G. Klimo by Jennifer R. Pierce as Attorney in Fact

Dianne G. Klimo by Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared JENNIFER R. PIERCE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the Attorney-in-fact for DENNIS R. KLIMO, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name DENNIS R. KLIMO, the bargainor(s), by the said JENNIFER R. PIERCE, as Attorney-in-Fact.

WITNESS my hand and seal, this 25TH day of JULY, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared JENNIFER R. PIERCE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the Attorney-in-fact for DIANNE G. KLIMO, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name DIANNE G. KLIMO, the bargainor(s), by the said JENNIFER R. PIERCE, as Attorney-in-Fact.

WITNESS my hand and seal, this 25TH day of JULY, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY