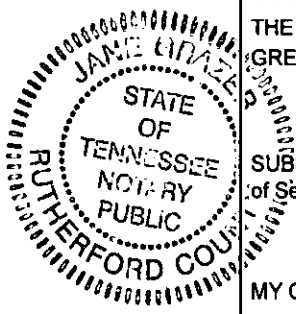
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082476 DEEDWARR
Recvd: 09/24/13 09:57 2 pgs
Fees:13.00 Taxes:517.63
20130924-0100197



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(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
Jeffrey T. Johnson	Same address	064-08-O-013.00
(NAME)	(NAME)	
4833 Cascade Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-4130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kristy Skelton and husband, Daniel Skelton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey T. Johnson, an unmarried person**, 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 No. 335 on the Plan of Section Four Sherwood Forest, of record in Plat Book 4460 Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kristy Skelton and husband, Daniel Skelton by Deed from David Hansen and wife, Teena F. Hansen, dated 04/25/2008 and filed for record on 05/01/2008 in Instrument 200805010044328, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 182, Plat Book 4460, Page 183, 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 4833 Cascade Drive, Old Hickory, TN 37138-4130
(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 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 19 day of Sept. 2013

Kristy Skelton

Kristy Skelton

Daniel Skelton

Daniel Skelton

State of Tennessee
County of Wilson

Personally appeared before me Kristy Skelton and Daniel Skelton, 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 19th day of September, 2013.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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