WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/14 14:28 3 pgs
Fees:18.00 Taxes:543.90
20140220-0014728

STATE OF Ohio
COUNTY OF Wood

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th of February, 2014.

Notary Public
State of Ohio
My Commission Expires
MAY 7, 2017

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Bonnie Lynn Margolies	Amerifirst Financial Corporation	064160C09000CO
(NAME)	(NAME)	
914 Bexhill Court S	616 West Centre Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Portage, MI 49024	
(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, **James C. Johns and Lorraine L. Johns, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bonnie Lynn Margolies, an unmarried woman**, 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. 43 on the plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James C. Johns and Lorraine L. Johns, husband and wife by Warranty Deed from Matthew Baber and Lori Baber, husband and wife, dated June 18, 2012 and filed in Instrument Number 20120827-0076932 and corrected in Instrument Number 20120914-0083683 , Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 8250, Page 6, Register's Office for said County.

Restrictive Covenants of record in Book 8304, Page 623; Book 8447, page 633 and Book 8797, page 915, Register's Office for said County.

Charter of the Homeowner's Association of record in Book 8404, Page 718, Register's Office for said County.

By-Laws of record in Book 9522, Page 349, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 914 Bexhill Court S, Hermitage, TN 37076
(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 ~~18th~~ 19th day of February, 2014.

James C. Johns

Lorraine L. Johns

State of Ohio
County of Wood

Personally appeared before me James C. Johns and Lorraine L. Johns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2014.

Notary Public
My Commission Expires: May 07, 2017

NOTARIAL SEAL
STATE OF OHIO

AMANDA JO POMEROY
Notary Public
State of Ohio
My Commission Expires
MAY 7, 2017

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE