BILL GARRETT, Davidson County
Trans:T20140020505 DEEDWARR
Recvd: 03/27/14 11:29 2 pgs
Fees:13.00 Taxes:647.50
20140327-0025229

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014020010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $175,000.00

Sworn to and subscribed before me this 21st day of March, 2014.

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public
Commission expires: 1-21-17

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carlos Johnson		149-150A-245.00-CO
1605 Bridgecrest Drive	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brooks Parker and wife, Katherine Parker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos M. Johnson and wife, Marcea R. Johnson,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of the Final Subdivision Plat of Phase 3, Cambridge Forest, of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brooks Parker and Katherine Parker by Special Warranty Deed from Federal National Mortgage Association of record at Instrument No. 20111102-0085523, Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 02, 2011.

This is improved property known as **1605 Bridgecrest Drive, Antioch, TN 37013.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21st day of March, 2014.

3.21.14

Brooks Parker

3-21-14

Katherine Parker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brooks Parker and Katherine Parker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015