WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

R-RK-14-223

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Hoverman and Kimberly Hoverman	Highlands Residential Mortgage LTD	
(NAME) **223 51st Avenue North**	(NAME) **12001 N Central Expressway Suite 750**	**91-15-0-2.00 CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HEATHER JOHNSON AND STEPHEN JOHNSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZACHARY HOVERMAN AND KIMBERLY HOVERMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 5101 NEVADA AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131010-0106398, amended at Instrument No. 20140516-0042300, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Heather Johnson and spouse, Stephen Johnson by Warranty Deed from Allyson M. Krebs and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County.of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded in Plat Book 421, Page(s) 18; said Register's Office.
- Instruments recorded in Instrument No. 20131010-0106398, amended at Instrument No. 20140516-0042300; said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20131021-0109794; said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **223 51st Avenue North, Nashville, Tennessee 37209**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140053290 DEEDWARR
Recvd: 07/23/14 14:01 2 pgs
Fees:13.00 Taxes:1813.00
20140723-0065513

Witness my/our hand(s) this the 18th DAY OF JULY, 2014.

Heather Johnson by Stephen Johnson as Attorney in Fact

Heather Johnson by Stephen Johnson as Attorney in Fact, pursuant to Power of Attorney previously recorded at 20130703-0068800, Register's Office for Davidson County, Tennessee.

Stephen Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HEATHER JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said HEATHER JOHNSON.

Witness my hand and official seal, this the 18th of July, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212