URN TO
ewart Title Company
30 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140063260 DEEDWARR
Recvd: 08/26/14 14:46 2 pgs
Fees:13.00 Taxes:1035.63

20140826-0077821

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara L. Johnson		155080C04200co
(NAME)	(NAME)	
6648 Autumnwood Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Sandra Stillwagon f/k/a Sandra Westerman, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Barbara L. Johnson, a married 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 42 on the Plan of Poplar Creek Estates, Phase 2, as shown on the plat of record in Plat Book 6900, Page 339-347, and amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed description of said lot.

Being the same property conveyed to Sandra Westerman by deed from Nick W. Nolte and Peggy L. Nolte as recorded on September 5, 2003 in Instrument No. 200309050130055, Register's Office for Davidson County, Tennessee.

This property was used as investment property by the seller and was never a martial residence.

This conveyance is subject to (1) All matters as shown on Plat of record in Plat Book 6900, Page 339-347, and amended in Book 7900, pages 888 and 889, (2) Restrictive covenants contained in an instrument of record in Book 6474, Page 346 as amended in Book 6662, Page 587, (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536 and in Book 9472, Page 824, as amended in Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, (4) Stormwater Detention Agreement of record in Book 7099, Page 299, (5) Charter for the Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 125, and (6) Quitclaim Deed of common areas to the Poplar Creek Homeowners' Association of record in Instrument No. 200110170113305, Register's Office for Davidson County, Tennessee.

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 6648 Autumnwood Drive, Nashville, TN 37221
(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 my hand this 15th day of August, 2014.

Sandra Stillwagon

State of Tennessee
County of Williamson

Personally appeared before me Sandra Stillwagon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2014.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066