STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 6th DAY OF October, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/2/15
File No. G14-9969D

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140076724 DEEDWARR
Recvd: 10/10/14 09:44 2 pgs
Fees:13.00 Taxes:469.90
20141010-0094068

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly Elizabeth Priebel, an unmarried woman (NAME)	Pinnacle Bank (NAME)	75-12-A-125 CO
445 Scotts Creek Trail (STREET ADDRESS)	150 3rd Avenue N, Ste. 900 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sarah E. Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Elizabeth Priebel, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 75 on the plan of SECTION THREE, PHASE I, GREER MEADOWS AT CEDAR CREEK (erroneously referred to as Green Meadows in prior deed of record), as shown by plat of record in Instrument No. 20010920-0101748 in the 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 Sarah E. Johnson, unmarried from Joan C. Eakin, a married woman and Rachel L. Eakin, an unmarried woman, by Deed dated July 31, 2007, as Instrument No. 20070810-0095960, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an Amended Agreed Order Granting Debtor's Expedited Motion to Sell Real Estate filed on October 3, 2014, Case No. 10-11084, Doc 104, in the United State Bankruptcy Court for the Middle District of Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8060, page 692, Book 8239, page 649, Book 10802, page 402, and Instrument No. 20020606-0069062, and in any allied instrument(s) referred to in said restrictions.

4. Charter of Homeowner's Association of record in Book 8060, page 680, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 8060, page 685, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 445 Scotts Creek Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 6th day of October, 2014.

Sarah E. Johnson

Sarah E. Johnson

October 06, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sarah E. Johnson, unmarried, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of October, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066