WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000108 DEEDWARR
Recvd: 01/02/15 10:09 2 pgs
Fees:13.00 Taxes:917.60
20150102-0000158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NO(S).
Zaidy Dupree and Zachary Dupree, wife and husband	Bank of America	098.06.A.224.00
(NAME) 1712 Robindale Court	(NAME) 7105 Corporate Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Eight Thousand And No/100 Dollars ($248,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William B. Johnson and wife Claire T. Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zaidy Dupree and Zachary Dupree, wife and husband**, 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:

Being Lot No. 201 on the Final Plat of Phase 2, Section "C", Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for Davidson, County, Tennessee, to which reference is made for a more complete description. The description is the same as previous Deed of record.

Being the same property conveyed to William B. Johnson and wife, Claire T. Johnson by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership dated November 16, 2007 and recorded November 21, 2007 in Instrument No. 20071121-0136077 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1712 Robindale Court, 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, has 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. 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 30th day of December, 2014.

William B. Johnson

Claire T. Johnson

STATE OF Michigan

COUNTY OF Kalamazoo

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, William B. Johnson and wife, Claire T. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public

My Commission Expires:

(SEAL)

PATRICIA J. ANDRES
Notary Public, State of Michigan
County of Kalamazoo
My Commission Expires July 28, 2016
Acting in the County of Kalamazoo

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