STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150001018 DEEDWARR
Recvd: 01/06/15 10:50 2 pgs
Fees:13.00 Taxes:636.40
20150106-0001246

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2015.

Notary Public
MY COMMISSION EXPIRES: 5/5/15
File No. G14-0401D

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Antony Girgis, a married man (NAME)	U.S. Bank, N.A. (NAME)	164-10-0-A-019.00
4121 Pineorchard Place (STREET ADDRESS)	3301 Rider Trail South (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (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, **Mark K. Johnson and Curtisa L. Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antony Girgis, a married man,** 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. 19 on the plan of SUMMERFIELD, VILLAGE ONE, as shown by plat of record in Instrument No. 20000211-0014170, 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 Mark K. Johnson and wife, Curtisa L. Johnson from KBRG of Nashville, LLC, by Deed dated October 31, 2002, as Instrument No. 20021104-0134706, in the Register's Office for Davidson County, Tennessee.

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

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071167, and Instrument No. 20030527-0071168, and in any allied instrument(s) referred to in said restrictions.

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. 20000211-0014170, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easements as recorded in Instrument No. 20000913-0091248, Instrument No. 20000913-0091249, and Instrument No. 20000913-0091247, Register's Office for Davidson County, Tennessee.

4. Permanent Easement to Tennessee Telephone Co. as recorded in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement to Bellsouth Telephone as recorded in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as recorded in Instrument No. 20000113-0004777, Register's Office for Davidson County, Tennessee.

7. Sewer Easement as recorded in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

8. Charter of Homeowner's Association of record in Book 11648, page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

9. Bylaws of record in Book 11648, page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

10. Common Area conveyed to Homeowner's Association of record in Instrument No. 20010514-0049520, 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 4121 Pineorchard Place, Antioch, TN 37013.

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 5th day of January, 2015.

Mark K. Johnson — January 05, 2015 Date

Curtisa L. Johnson — January 05, 2015 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 Mark K. Johnson and Curtisa L. Johnson, husband and wife, 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 5th day of January, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL R. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

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