BILL GARRETT, Davidson County
Trans:T20150012825 DEEDWARR
Recvd: 02/23/15 09:28 2 pgs
Fees:13.00 Taxes:628.63
20150223-0015124

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Taryn Johnson and husband, Nicholas Johnson	Nations Lending Corporation	34-13-281
(NAME) 617 Monticello Ct.	(NAME) 4 Summit Park Dr. Stuite 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Independence OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142326

For and 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 hereby acknowledged, I, Stone Peak, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Taryn Johnson and, Nicholas Johnson, 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. :

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Cedar Bluff Subdivision, Phase 2-B, First Revision, of record in Plat Book 9700, page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

AND BEING the same property conveyed to Stone Peak, LLC by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the benefit of The Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16 dated October 9, 2014 and filed of record in Instrument 20141020-0096257, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 617 Monticello Ct., Madison, TN 37115

(House No.) (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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 13th day of February, 2015.

Stone Peak, LLC

Randy Frase Member
By: Randy Frase, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Frase, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Stone Peak, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 13th of February, 2015.

Deborah L. Bayter
Notary Public
My Commission Expires: 6/22/2015

DEBORAH L. BAYTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

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