BILL GARRETT, Davidson County
Trans: T20150017546 DEEDWARR
Recvd: 03/11/15 09:26 2 pgs
Fees: 13.00 Taxes: 1298.70
20150311-0020705

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203
Nashville, TN 37215

WARRANTY DEED

27070

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

(Affix Seal) Notary Public

My Commission Expires: 5/23/16

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MAY 23, 2016

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Charriere and Mary Jane Charriere	New Owner	Map/Parcel
1005 Heathfield Circle		172 09 0A 162.00 CO
Brentwood, Tennessee 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROGER M. JOHNSON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ADAM CHARRIERE AND MARY JANE CHARRIERE, HUSBAND AND WIFE, hereinafter called the GRANTEES, their heirs and assigns, that 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. 160, on the Plan of Banbury Crossing, Section Four, of record in Instrument Nos. 20000114-0004987, 20000114-0004988, 20000114-0004989, as revised in Instrument No. 20040121-0008062, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Roger M. Johnson by Warranty Deed from George Stevens, of record in Instrument No. 20120921-0086006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 172 09 0A 162.00 CO.
2. All matters shown on the Plan of record in Instrument 20000114-0004987, 20000114-0004988, 20000114-0004989, revised in Instrument 20040121-0008062, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Boundary Plat in Book 9700, page 549, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions of record in Book 10369, Page 48, supplemented in Book 10962, page 516, Book 11218, page 180 and Instrument 200105230053234, amended in Instrument 200307280105031 and Instrument 200410060120756 and Instrument 200510200126681 , Register's Office for Davidson County, Tennessee.
5. By-Laws in Instrument 200205100070239, Register's Office for Davidson County, Tennessee.
6. Charter of record in Book 10591, page 185 and Book 11187, page 575, Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Book 2438, Page 460, Book 4148, pages 75, 196, 199, 240, 247, 254, 161, 264 and 292, in the Register's Office for Davidson County, Tennessee.
8. Transmission Line Easements in Book 1174, page 153, Book 2428, page 392 and Book 2438, page 460, Register's Office for Davidson County, Tennessee.
9. Easement in Book 10219, page 524, Book 11213, page 82 and Instrument 200001110004044, Register's Office for Davidson County, Tennessee.
10. Sanitary Sewer Detention Agreement in Book 10219, page 518 and Book 10633, page 330, Register's Office for Davidson County, Tennessee.
11. Easement in Book 2930, page 71 and Book 3673, page 551, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1005 Heathfield Circle, Brentwood, Tennessee 37027

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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.

Holly Johnson, wife of Roger M. Johnson, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

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 6th day of March, 2015:

Roger M. Johnson

Holly Johnson

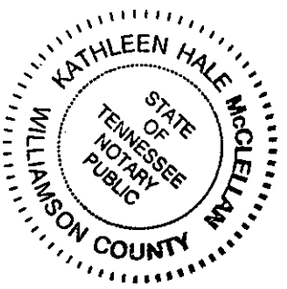
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Roger M. 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, at office, this 6th day of March, 2015:

Notary Public

My commission expires: 12-6-2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Holly 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, at office, this 6th day of March, 2015:

Notary Public

My commission expires: 12-6-2016

