This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL CARRETT, Davidson County
Trans:T20150019156 DEEDWARR
Recvd: 03/17/15 09:05 2 pgs
Fees:13.00 Taxes:876.90
20150317-0022625

**ADDRESS NEW OWNER:**
Sun Johns
1208 Andrew Donelson Drive
Hermitage, TN 37076

**SEND TAX BILL TO:**
Caliber Home Loans
3701 Regent Blvd, #200
Irving, TX 75063

**MAP/PARCEL 075-11-0A-066.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Karen H. Faircloth, an unmarried person,** has this day bargained and sold, and does hereby transfer and convey unto **Sun Johns, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Karen H. Faircloth, an unmarried person by Warranty deed from Thomas R. Medlin, Jr. and wife, Cynthia F. Medlin of record in Instrument No. 20060815-0100238 Register's Office for Davidson County, Tennessee, dated August 04, 2006 and recorded on August 15, 2006.**

This is improved property known as: **1208 Andrew Donelson Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2015 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 525, and terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in

the Covenants, Conditions and Restrictions of record in Book 10337, Page 102; as amended and supplemented in Book 11029, Page 414, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 11th day of March, 2015.

Karen H. Faircloth

**Karen H. Faircloth**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Karen H. Faircloth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11 day of March, 2015.

NOTARY PUBLIC

THOMAS K. MESSENGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: 6/13/2015

MY COMMISSION EXPIRES: 6/13/2015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $237,000.00.

AFFIANT

Subscribed and sworn to before me this the 11 day of March, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017