Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0232

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2015

Notary Public
Commission Expires: 4/20/15

BILL GARRETT, Davidson County
Trans:T20150019661 DEEDWARR
Recvd: 03/18/15 10:28 2 pgs
Fees:13.00 Taxes:307.10
20150318-0023213

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Thomas 4697 Long Branch Antioch, TN 37013	Ryan Thomas 4697 Long Branch Antioch, TN 37013	148-08-0-227.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

David Michael Phillip Johnson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Thomas

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. 41 on the Plan of Section Nine, Terragon Trails, of record in Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Kevin Lynn Saunders and wife, Dianne E. Saunders, by Warranty Deed from Shirley Solomon, unmarried, dated 4/14/86 and recorded 10/14/86 in Book 7008, Page 406, in the Register's Office of Davidson County, Tennessee. Said property having been further conveyed to Dianne Elizabeth Sunders, by Quitclaim Deed from Kevin Lynn Saunders, pursuant to Marital Dissolution Agreement filed in the Circuit Court for Davidson County, Docket No. 92D-2887, dated 7/3/92 and recorded 9/4/92 in Book 8723, Page 415, , in the Register's Office of Davidson County, Tennessee. The said Dianne Elizabeth Saunders having since died, intestate, on or about July 26, 2009, thereby vesting subject property solely in her heir at law, David Michael Phillip Johnson, pursuant to Affidavit of Inheritance recorded 11/18/14 in Instrument No. 20141118-0106095, in the Register's Office of Davidson County, Tennessee. David Michael Phillip Johnson and David M. P. Johnson is one and the same person.

Dianne Elizabeth Saunders was erroneously spelled incorrectly on previous deed as Dianne Elizabeth Sunders.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4697 Long Branch, 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of March, 2015.

David Michael Phillip Johnson (a.k.a. David M. P. Johnson)
By: Robert C. Johnson, Attorney in Fact

Power of Attorney of record in Instrument No. 20150311-0020938
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 11 day of March, 2015, before me personally appeared Robert C. Johnson, to me known to be the person who executed the foregoing instrument on behalf of David M. P. Johnson, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said David M. P. Johnson.

Witness my hand and official seal at Brentwood Tennessee, this 11 day of March, 2015.

Notary Public

Commission Expires: 5/22/18

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires ~~06-24-2014~~ 5/22/18