WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150027471 DEEDWARR
Recvd: 04/13/15 13:40 2 pgs
Fees: 13.00 Taxes: 669.70
20150413-0032412

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erika M. Mooningham	Peoples Home Equity, Inc.	085-11-0-018.00
(NAME)	(NAME)	
459 Rachel Donelson Pass	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **David S. Johnson and wife, Margaret R. Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika M. Mooningham, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 120 on the Plan of Section Three, Stanford Country Club Estates, of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof. Said Lot No. 120 fronts 192 feet on the easterly margin of Edgemont Drive and extends back 231.34 feet on the broken northerly line and 185.75 feet on the southerly line to a dead line in the rear, measuring 205 feet thereon.

Being the same property conveyed to David S. Johnson and wife, Margaret R. Johnson, by Warranty Deed from Gerrald T. Bales and wife, Karin S. Bales, dated July 31, 2006, of record in Instrument No. 20060810-0098774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2900, page 67; Easement for sanitary sewer/ storm drainage of record in Book 5180, page 913; Easement for overhang set out in Instrument No. 20060810-0098774; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3053 Edgemont Drive, Nashville, TN 37214
(House Number) (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 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. 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 this 9th day of April, 2015.

David S. Johnson

Margaret R. Johnson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David S. Johnson and Margaret R. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 9th day of April, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20464

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017