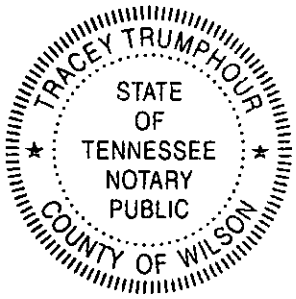
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Karen Gail Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Gail Johnson	US Community Credit Union	098-05-0190.00
(NAME)	(NAME)	
5169 Hunters Point Lane	P.O. Box 140570	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott A. Johnson an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen Gail Johnson, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 36-A, on the plan of Zone Lot Division, Lot 36 - Hunter's Point Subdivision, of record in Plan Book 8250, Page 396, amending Plan Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Johnson, unmarried by Warranty Deed from Brandi W. Vaughan Tilton and husband, Kenneth S. Tilton, dated 5/27/2005, recorded 6/6/2005 of record in Instrument No. 20050606-0064074, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plan Book 8250, Page 396, amending Plan Book 5200, Page 736, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions set forth in Book 3814, Page 592and Book 3897, Page 925 as amended in Book 6207, Page 609, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowners Association of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20150029445 DEEDWARR
Recvd: 04/20/15 10:14 2 pgs
Fees:13.00 Taxes:370.00



20150420-0034787

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5169 Hunters Point Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 15th day of April, 2015.

Scott A. Johnson

State of Tennessee
County of Wilson

Personally appeared before me Scott A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122