BILL GARRETT, Davidson County
Trans: T20150034342 DEEDWARR
Recvd: 05/05/15 10:37 2 pgs
Fees: 13.00 Taxes: 876.90
20150505-0040677

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2015. NOTARY PUBLIC My commission expires: 11-13-18

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Johnston, *et ux.* 5117 Bay Overlook Dr. Hermitage, TN 37076.	Peoples Home Equity 150 N Seven Oaks Knoxville TN 37922	097-16-0-A-071.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Seven Thousand and 00/100 Dollars ($237,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN TODD BLAKNEY, JOINED BY HIS WIFE, TRICIA ANN BLAKNEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY JOHNSTON AND WIFE, CONNIE KONDRAT**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 103 on the Plan of The Peninsula, Section 2, a Planned Residential Development, of record in Book 9700, Page 352, as amended in Book 10547, Page 35, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen Todd Blakney, an unmarried man, by Warranty Deed from Danny Newman, dated December 31, 2012 and recorded January 2, 2013, of record in Instrument Number 20130102-0000366, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 5117 Bay Overlook Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Tricia Ann Blakney hereby joins in this conveyance to convey any interest she may have in the subject property as the spouse of Stephen Todd Blakney.

WITNESS MY/OUR HANDS, this the 29th day of April, 2015.

STEPHEN TODD BLAKNEY

TRICIA ANN BLAKNEY

STATE OF IOWA
COUNTY OF Polk

Personally appeared before me, a Notary Public, Stephen Todd Blakney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2015.

Notary Public

My commission expires: _____

NOTARIAL SEAL IOWA
ROBERT FITZGERRELL
Commission Number 757743
My Commission Expires
April 6, 2018

STATE OF IOWA
COUNTY OF Polk

Personally appeared before me, a Notary Public, Tricia Ann Blakney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2015.

Notary Public

My commission expires: _____

NOTARIAL SEAL IOWA
ROBERT FITZGERRELL
Commission Number 757743
My Commission Expires
April 6, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066