RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Michael A. Johnson	First Community Mortgage, Inc	064-16-0D-174.00-C
(NAME)	(NAME)	
2512 Winter Springs Court	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, **Krista Dunavant, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael A. Johnson and Heather E. Johnson, Husband and Wife**, 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 located in Davidson County, Tennessee, being Lot No. 154, on the plan of Section Three, Truxton Park, as shown on plat of record in Instrument No. 20011024-0116272, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Krista Dunavant, unmarried by Warranty Deed from Brian Kahrs and wife, Sarah Kahrs, formerly known as Sara Embury, dated 9/19/2005 and recorded 10/5/2005 of record in Instrument No. 20051005-0119793, in the Register's Office of Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 200010300107559, First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Truxton Park recorded of record in Instrument No. 20010522-0052910, Second Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park recorded of record in Instrument No. 20020123-0009419, Third Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park recorded of record in Instrument No. 20020506-0055597 and Re-Recorded Third Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park recorded of record in Instrument No. 20020718-0086907, in the Register's Office for Davidson County, Tennessee.

By-Laws of Truxton Park Homeowners Association, Inc., recorded of record in Instrument 200011010108604, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement recorded of record in Instrument No. 200008240083612, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20150036193 DEEDWARR
Recvd: 05/11/15 11:47 2 pgs
Fees: 13.00 Taxes: 654.90

20150511-0042872

File No.: 01288-25384
SMG TN Warranty Deed

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded of record in Instrument 200012080121300, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement recorded of record in Instrument No. 200205280064319, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowners Association of record in Instrument No. 200011010108603, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association recorded of record in Instrument No. 200503110027266, in the Register's Office for Davidson County, Tennessee.

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

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 2512 Winter Springs Court, 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 30th day of April, 2015.

Krista Dunavant

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

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