BILL GARRETT, Davidson County
Trans:T20150042552 DEEDWARR
Recvd: 06/01/15 15:43 2 pgs
Fees:13.00 Taxes:839.90
20150601-0050667

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(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
Brenden Keefe Johnson	Northwest Federal Credit Union	086040A04400CO
(NAME)	(NAME)	
104 Oak Hollow	220 Spring Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Herndon, VA 20170	
(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, **Charles E. Poston and wife, Sandra Poston**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brenden Keefe Johnson and Marissa Elizabeth 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, State of Tennessee, described as follows to-wit: Being Lot No. 5 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Poston and wife, Sandra Poston by Warranty Deed dated 12/16/1996 from Tony McKinnis and wife, Mary Jane McKinnis of record in Book 10297, Page 430, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 6900, Page 385, Register's Office for said County.

Restrictive Covenants of record in Book 7308, Page 874, Register's Office for said County.

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 104 Oak Hollow, 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 our hands this 27th day of May, 2015.

Charles E. Poston

Charles E. Poston

Sandra Poston

Sandra Poston

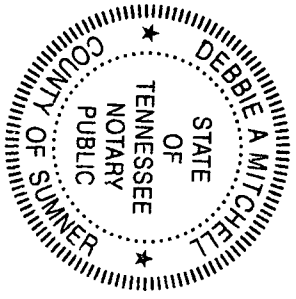
State of Tennessee
County of Wilson

Personally appeared before me Charles E. Poston and Sandra Poston, 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 seal this 28th day of May, 2015.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017



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