Davidson County DEEDWARR
Recvd: 06/16/15 15:55 2 pgs
Fees:13.00 Taxes:625.30
20150616-0057412

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2015.

Notary Public

My commission expires: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah D. Brown	Everett Financial	**Map/Parcel 150140A00100CO**
4068 Calumet Drive	14801 Quorum Drive Ste 300	
Antioch, TN 37013	Dallas, TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James W. Johnson, an unmarried man, and Adam R. Deland, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah D. Brown, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1, on the Final Plat of Calumet, a Planned Unit Development, Phase One, of record in Plat Book 6900, page 673, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James W. Johnson and Adam R. Deland by Deed from Christy Lee Wilson, unmarried, dated October 31, 2006, of record in Instrument No. 20061102-0136327, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 6900, Page 673, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Subject to all matters shown on the Boundary Plan, of record in Book 6900, page 649, Register's Office for Davidson County, Tennessee.

3) Terms provisions, covenants, conditions, restrictions, easements charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Calumet of record in Book 7566, page 664 as amended in Book 9751 page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4) By-Laws of Calumet Homeowners Association of record in Book 7566, page 678, Register's Office for Davidson County, Tennessee.

5) Deed of Conveyance for Sanitary sewer of record in Book 7797, page 469, Register's Office for Davidson County, Tennessee.

6) Deed of Conveyance for water mains of record in Book 7797, page 500, Register's Office for Davidson County, Tennessee.

7) Quitclaim Deed conveying the common open space of record in Book 7570, page 216, Register's Office for Davidson County, Tennessee.

8) Charter of Calumet Homeowners Association of record in Book 7572, page 594, as amended in Book 7682, page 564, Register's Office for Davidson County, Tennessee.

9) Subject to rights of others in and to the common areas and/or elements.

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **4068 Calumet Drive, Antioch, TN 37013**

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 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 my/our hand(s) this **15th** day of **June, 2015.**

James W. Johnson

Adam R. Deland

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **James W. Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Adam R. Deland**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2015.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY