WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-27-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trudy A. Lovell	Mortgage Investors Group	Map and Parcel 04313034200
(NAME)	(NAME)	
229 Hickory Street	8320 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stacy Lynn Downs Johnson and Jackie Johnson, Jr., wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trudy A. Lovell and Deaundra Lovell, wife and husband, 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:

BEING Lot No. 8, Block "E" on the Plan of Crittenden Estates Subdivision, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description and described as follows:

Said Lot No. 8 fronts 50 feet on the north side of Hickory Street (formerly Oak Street), and runs back between lines 133. feet on the west line 132.4 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being same property conveyed to Stacy Lynn Downs by deed from Jessie E. Jackson and wife Ruby L. Jackson of record in Book 10659, Page 280, Register's Office, Davidson County, Tennessee.

Stacy Lynn Downs and Stacy Lynn Downs Johnson are one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1118, Page 622, Book 1129, Page 521 and Book 1257, Page 297, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 974, Page 69, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Driveway Agreement of record in Book 4884, Page 815, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 229 Hickory Street, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150058267 DEEDWARR
Recvd: 07/17/15 10:26 2 pgs
Fees:13.00 Taxes:351.50
20150717-0069973

Witness my hand this 15th day of July, 2015.

Stacy Lynn Downs Johnson

Jackie Johnson, Jr.

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stacy Lynn Downs Johnson and Jackie Johnson, Jr. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand this 15th day of July, 2015.

Notary Public

FRANKIE A. MATTHEWS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16