BILL GARRETT, Davidson County
Trans:T20150059700 DEEDWARR
Recvd: 07/22/15 10:17 2 pgs
Fees:13.00 Taxes:699.30
20150722-0071698

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2015.

Notary Public:

My Commission Expires: 8-14-17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert Johnson Tiffany Johnson 749 Jessica Taylor Drive Madison, TN 37115	New Owner	05313013600

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, I/we, **Michael Lee Stinnett and Jill A. Stinnett, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tiffany A. Johnson and Robert M. Johnson Jr., wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 79, on the plan of Kimbolton, Phase 2, as shown on plat of record in Plat Book 6900, Pages 792-794, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Lee Stinnett and Jill A. Stinnett, husband and wife, by Warranty Deed from Alvin D. Hale and Timothy McAuley, both married, dated April 30, 2001, recorded May 4, 2001 in Instrument No. 20010504-0046422, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Pages 792-794, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7799, Page 50, and Instrument No. 20060126-009811, Register's Office for Davidson County, Tennessee.

Easements set forth in the instrument recorded in Book 7810, Page 580, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20030226-0025658, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7483, Page 982, and Book 7507, Page 67-RR, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 749 Jessica Taylor Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of July, 2015.

Michael Lee Stinnett

Jill A. Stinnett

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Michael Lee Stinnett and Jill A. Stinnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of July, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.