(1) Return to: Bridgehouse Title

WARRANTY DEED

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 206,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Byron Delpinal, Jr. (NAME)	Navy Federal Credit Union (NAME)	086140B14300 CO
3425 Parkwood Ct. (ADDRESS)	820 Follin Lane (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Vienna, VA 22180 (CITY) (STATE) (ZIP)	

For and in 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, **Tayler M. Johnston also known as Taylor M. Johnston and David Johnston, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Byron Delpinal, Jr., unmarried** 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. 93, on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Book 6900, pages 738 and 739, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Taylor M. Johnston and David Johnston, wife and husband, by Warranty Deed from Arin A. Heinselman, married, joined by spouse, Sarah Heinselman, dated February 17, 2014, of record in Instrument No. 20140220-0014579, Register's Office for Davidson County, Tennessee.

Subject to Covenants of record in the following: Book 7170, page 987; Book 7940, Page 565 and Instrument Number 20110526-0040493, said Register's office. Easement of record in Book 7107, page 408, said Register 's office. Subject to all matters on plat of record in Book 6900, page 738 & 739, said Register's office. Subject to matters on boundary plat in Book 6900, page 225, said Register's office. Charter of Fleetwood HOA of record in Book 7114, Page 370, said Register's office.

unimproved ☐

This is improved ☑ property, known as 3425 Parkwood Ct., 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 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:T20150075805 DEEDWARR
Recvd: 09/04/15 13:40 2 pgs
Fees:13.00 Taxes:762.20
20150904-0090537

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Witness my/our hands this 2nd day of September, 2015.

Tayler M. Johnston

David Johnston

State of Tennessee
County of Williamson

Personally appeared before me, Tayler M. Johnston and David Johnston with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2015.

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public _____
My Commission Expires _____

STATE OF TENNESSEE
COUNTY OF _____