Davidson County DEEDWARR
Recvd: 09/16/15 10:44 2 pgs
Fees:13.00 Taxes:601.62
20150916-0093892

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chanell L. Thomas
128 Noel Cove Circle
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner at Property Address

MAP/PARCEL 086-10-0B-128.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mary E. Johnson, formerly known of record as Mary E. Parker, and husband, Michael Johnson,** has this day bargained and sold, and does hereby transfer and convey unto **Chanell L. Thomas, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 128 on the Plan of Noel Cove Townhomes, a Planned Unit Development, as established by Master Deed for Noel Cove Townhomes Association, Inc., of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Mary E. Parker, a single person by Warranty deed from Yanika S. Daniels, a single person of record in Instrument No. 20130522-0051726 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 22, 2013.

This is improved property known as: **128 Noel Cove Circle, Hermitage,Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all restrictions in Instrument Number 20030924-0141428, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of September, 2015.

Mary E. Johnson

Michael Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary E. Johnson and Michael Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of September, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $162,600.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2015.

NOTARY PUBLIC

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

My Commission Expires: _____

Certificate of Authenticity

I, Crystal Santi, 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 Santi 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