WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080829 DEEDWARR
Recvd: 09/23/15 08:52 2 pgs
Fees:13.00 Taxes:432.53
20150923-0096519

G-VRES-15-5016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad E. Johnson	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
5016 Rowena Drive	**9311 San Pedro Ave., Ste. 100**	**076-01-0-059.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SENIOR CITIZENS, INC., D/B/A FIFTYFORWARD, CONSERVATOR FOR MARY L. VANDERWOOD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAD E. JOHNSON AND CYNTHIA JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 69 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northeasterly margin of Rowena Court at the corner of Lots 69 and 70; thence with the line between two said lots, Northeasterly 103.72 feet; thence South 44 degrees East 100 feet to the Northwesterly margin of Rowena Drive; thence with the same, Southwesterly 102.41 feet to the beginning of a curve; thence ground said curve, Northwesterly 39.27 feet to the Northeasterly margin of Rowena Court; thence with the same, Northwesterly 95.657 feet to the beginning.

Being the same property conveyed to Mary L. Vanderwood by Warranty deed from Jesse C. Bowe, Jr. and wife, Margaret W. Bowe of record in Book 6363, page 768, Register's Office for Davidson County, Tennessee, dated August 17, 1984 and recorded on August 21, 1984.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4938, Page 337, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5016 Rowena Drive , Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF SEPTEMBER, 2015.

Mary J. Vanderwood
BY: Senior Citizens, Inc. d/b/a FiftyForward

BY: Gretchen Funk, agent for conservator FiftyForward
Gretchen Funk, Authorized Representative

Mary J. Vanderwood
BY: Senior Citizens, Inc. d/b/a FiftyForward

BY: Katie Griffith, agent for conservator FiftyForward
Katie Griffith, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gretchen Funk, Authorized Representative for Senior Citizens, Inc. dba FifthForward, Conservator for Mary L. Vanderwood to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Mary L. Vanderwood, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 21st day of September, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katie Griffith, Authorized Representative for Senior Citizens, Inc. dba FifthForward, Conservator for Mary L. Vanderwood to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Mary L. Vanderwood, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 21st day of September, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212