Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of October, 2015.

Notary Public

Commission Expiration: 8/20/19

KAYLEI SEIDNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Danita P. Johnson 8229 Ramstone Way Antioch, TN 37013	Gardner Financial Svcs. 3503 Paesanos Parkway San Antonio, TX 78231	-182060A19300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph R. Curran and Adrienne P. Curran, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danita P. Johnson, unmarried woman**, 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:

Property known as 8229 Ramstone Way Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Old Hickory Hills, Phase 2, Section 3, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph R. Curran and Adrienne P. Curran by deed from Secretary of Housing and Urban Development dated 12/23/2013, recorded 12/300/2013, filed of record in Instrument No. 20131230-0130623, said Register's Office.

Specific Power of Attorney for Joseph P. Curran dated 10/09/2015, and recorded simultaneously herewith, in Instrument No. 20151030-0110729, said Register's Office.

Tax Map and Parcel ID is as follows 182060A19300

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 8229 Ramstone Way, Antioch, TN 37013

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 unemcumbered, 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.

Davidson County DEEDWARR
Recvd: 10/30/15 14:11 3 pgs
Fees:18.00 Taxes:702.63
20151030-0110730

Witness my hand this 27th day of October, 2015.

Joseph R. Curran by A P C Attorney in fact 10/27/15
Joseph R. Curran
by: Adrienne P. Curran, Attorney in Fact

A P C 10/27/15
Adrienne P. Curran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **27th day of October, 2015,** before me, appeared **Adrienne P. Curran.,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say thats he is the lawful attorney-in-fact for **Joseph R. Curran,** and that said instrument was signed in behalf of the said **Joseph R. Curran,** by herself as attorney-in-fact.

Witness my hand at office this **27th day of October, 2015.**

Kaylei Seidner
Notary Public
My commission expires: 8/19/20

KAYLEI SEIDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **27th day of October, 2015,** before me personally appeared **Adrienne P. Curran,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of October, 2015.

Kaylei Seidner
Notary Public
Commission Expiration: 8/19/20

KAYLEI SEIDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE