WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Leslie A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: April 24, 2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie A. Johnson	PHH Mortgage Corporation	162-13-0-230.00
(NAME)	(NAME)	
244 Cedarview Drive	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(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, **Tommie Hughes Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leslie A. Johnson,** an 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dreamland Estates, Section 4, as of record in Book 6900, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby and for a more complete and accurate legal description.

Being the same property bequeathed to Tommie Hughes Williams by way of Last Will and Testament of Cindy Marie Claiborne, died testate on June 15, 2008 in Davidson County, Tennessee, her will has been probated in Will Book 08-986P in the Probate Court for Davidson County, Tennessee and Last Will and Testament recorded October 21, 2015 as Instrument No. 20151021-0107115 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed by the Hon. George C. Paine II, U.S. Bankruptcy Judge, to Cindy Claiborne by virtue of the Agreed Order Denying Trustee's Motion To Dismiss and Objection to Confirmation and Striking Adversary Complaint filed in the United States Bankruptcy Court for the Middle District of Tennessee as recorded in Instrument Number 20071204-0140230 in the Register's Office for Davidson County, Tennessee to which reference is made for a more complete account and record.

Further being the same property conveyed to Cindy M. Claiborne, Unmarried by warranty deed from Paul W. Carmichael and wife, Carol Sue Carmichael in Deed Book 8980 Page 327 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 244 Cedarview Drive, Antioch, TN 37013
(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:T20150098044 DEEDWARR
Recvd: 11/18/15 10:34 2 pgs
Fees:13.00 Taxes:499.50
20151118-0116935

Witness my/our hands this 13th day of November, 2015.

Tommie Hughes Williams

Tommie Hughes Williams, Executor of The Estate of
Cindy Marie Claiborne

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of Tommie Hughes Williams and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 13th day of November, 2015.

Notary Public Danny Lee Smith
My Commission Expires: April 24, 2018

File No.: 14170

