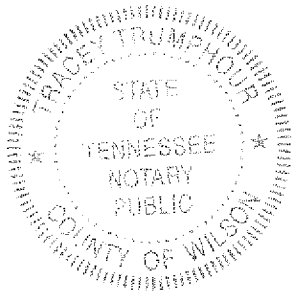
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel C. Gracey	Peoples Home Equity, Inc	110000155.00
(NAME)	(NAME)	
1623 Stewarts Ferry Pike	5205 Maryland Way, Ste 101	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen Gail Johnson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joel C. Gracey and Robin F. Gracey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 6 of the Ewin Wright Lands in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Stanford & Associations, Inc., dated the 4th day of April, 1972, as follows:

Said Tract 6 beings at a point on the centerline of Stewarts Ferry Road which point is south 86°26'30" east 655.91 feet from the intersection of the centerlines of Stewarts Ferry Road and New Hope Road; thence north 86°26'30" west 200 feet to a point in said centerline; thence north 3° 33'30" east 675 feet along the dividing line between Tracts 6 and 7 on said survey; thence south 86°26'30" east 200 feet to a point; thence south 3°33'30" west 675 feet along the dividing line between Tracts 5 and 6 to the point of beginning, and containing 3.099 acres, more or less.

Being the same property conveyed to H. Jay Johnson and wife, Karen Gail Johnson, as tenants in common with rights of survivorship by Warranty Deed dated 11/30/2010 from Marvin D. Tuck and Mary W. Tuck and Marvin D. Tuck, Trustees, of the Mary and Woody Tuck Trust dated 08/26/2002 of record in Instrument 20101202-0095794, Register's Office for Davidson County, Tennessee.

The said H. Jay Johnson having deceased on January 10, 2013 leaving Karen Gail Johnson as sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

Davidson County DEEDWARR
Recvd: 12/14/15 14:47 3 pgs
Fees:18.00 Taxes:1554.00
20151214-0125636

File No.: 01288-28922
SMG TN Warranty Deed

This is improved ☑ property, known as 1623 Stewarts Ferry Pike, 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 11th day of December, 2015.

Karen Gail Johnson

Karen Gail Johnson

State of Tennessee
County of Wilson

Personally appeared before me Karen Gail Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2015.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

