WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000968 DEEDWARR
Recvd: 01/06/16 08:49 2 pgs
Fees:13.00 Taxes:499.50

20160106-0001026

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of January, 2016

Notary Public
My Commission expires: 1-8-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Madison Gant O'Brien	New Owner	05913004900
3213 Hummingbird Drive		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Johnson and wife, Michelle Johnson** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Madison Gant O'Brien**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Treppard Heights, Section No. 7, of record in Book 2900, Page 13, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Johnson, unmarried from Lennell Rayford and wife, Joyce G. Rayford by Warranty Deed on June 30, 1992, of record in Book 8666, Page 512, Register's Office for Davidson County, Tennessee. Michelle Johnson, hereby joins in the proposed conveyance to convey, any right title and interest in and to the above described property by virtue of marriage to Michael Johnson.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $916.76 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05913004900, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3987, Page 193, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4279, Page 151, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3213 Hummingbird Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 4, 2016.

Michael Johnson

Michelle Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Johnson and Michelle Johnson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 4, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.