PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 01/07/16 10:49 2 pgs
Fees:13.00 Taxes:1072.63
20160107-0001603

W & I Ref: (DM) Title No.: 58087
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Stepanchuk Margaret Stepanchuk 6805 Bridgewater Drive Nashville, TN 37221	New owners

TAX MAP PARCEL NUMBERS: 126160A15500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$289,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Johnson* and Ruth Johnson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Stepanchuk and Margaret Stepanchuk, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*AKA Brian W. Johnson

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of ~~Riverwood~~ Riverwalk 65 Phase 1A, Section I and Phase 1B Section I, of record in Instrument No. 20011026-0117231, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian W. Johnson and wife, Ruth Johnson by Warranty Deed from Chad B. Whitaker and wife, Kelley E. Whitaker, dated May 18, 2007, recorded on May 24, 2007, of record in Instrument No. 20070524-0061919, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record in Instrument No. 20011026-0117231, said Register's Office to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20061214-0154502, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Instrument No. 20040826-0103240, said Register's Office. Declaration of Road and Utility Access Easement of record in Instrument No. 20010706-0072536, said Register's Office. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office. Easement to U.S. Sprint Communications Co. of record in Instrument No. 201401140003778, said Register's Office.

This is improved property, known as 6805 Bridgewater Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2016.

Brian Johnson **Ruth Johnson**

State of Tennessee

County of Davidson

On this 5th day of January, 2016, before me the undersigned authority, personally appeared Brian Johnson and Ruth Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $289,900.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2016.

Notary

My Commission Expires: _____

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018