WARRANTY DEED

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Erica Allyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____

(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
Emily Schum	Churchill Mortgage Corporation	
(NAME)	(NAME)	
2428 Melbourne Drive	761 Old Hickory Blvd, #400	073070103.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Rumona Stubblefield Johnson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Emily Schum, an unmarried woman and Jerry Lo, an unmarried man**, 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:

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. 299 on the Plan of Sunset View, Section IV, as of record in Book 2854, Page 63, Register's Office for said County.

Said Lot No. 299 fronts 100 feet on the northwesterly side of Melbourne Drive, and runs back 216.4 feet on the northeasterly line and 250 feet on the south-westerly line to a dead line, which is a broken line on which it measures 111.35 feet.

Being the same property conveyed to John Fred Johnson and wife, Rumona Stubblefield Johnson by Warranty Deed dated 10/02/1973 from Jerry N. Loyd and wife, Jane K. Loyd of record in Book 4752, Page 896, Register's Office for Davidson County, Tennessee.
The said John Fred Johnson having since deceased on 9/7/1987 leaving Rumona Stubblefield Johnson as sole surviving heir.

All matters as set forth per Plat Book 2854, Page 63, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6471, Page 53, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160005083 DEEDWARR
Recvd: 01/20/16 09:40 2 pgs
Fees:13.00 Taxes:832.50

20160120-0005596

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 ☐

This is improved ☑ property, known as 2428 Melbourne Drive, Nashville, TN 37214
(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 15th day of January, 2016.

Rumona Stubblefield Johnson

State of Tennessee
County of Wilson

Personally appeared before me Rumona Stubblefield 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 15th day of January, 2016.

Notary Public
My Commission Expires: 8/14/17

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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066