NEW OWNER:

Rachel Johnson
1308 Bryan Street
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~ CMG Mortgage
3160 Crow Canyon Rd #400
San Ramon CA 94583

FILE NO: 15-1252

Map 053 Group 02-0 Parcel 043.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160007144 DEEDWARR
Recvd: 01/27/16 12:59 3 pgs
Fees:18.00 Taxes:536.50
20160127-0007897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Five Thousand and 00/100 Dollars ($145,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY HEATH HENDRICKS AND wife, AMANDA OLIVER HENDRICKS**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **RACHEL JOHNSON, an unmarried woman, and JOHN CORY MILLER, an unmarried man, as tenants in common with rights of survivorship,**("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178, SECTION "C", VILLAGE OF OLD HICKORY (sometimes referenced as E.I. Dupont de Nomours and Company's Subdivision, Section C-2 in previous deeds), as shown on plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Timothy Heath Hendricks and Amanda Oliver Hendricks, husband and wife, by Warranty Deed from Patricia L. Ingersoll f/k/a Patricia L. Hunt, dated

February 28, 2014, and of record in Instrument No. 20140304-0018183, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1308 Bryan Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **January, 2016.**

TIMOTHY HEATH HENDRICKS

AMANDA OLIVER HENDRICKS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TIMOTHY HEATH HENDRICKS AND AMANDA OLIVER HENDRICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **January, 2016.**

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **145,000.00** .

AFFIANT

Sworn to and subscribed to before me this 25 day of **January, 2016**.

NOTARY PUBLIC

My commission expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY