BILL GARRETT, Davidson County
Trans:T20160007310 DEEDWARR
Recvd: 01/28/16 08:49 2 pgs
Fees:13.00 Taxes:636.40
20160128-0008091

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Weston White
3609 Bentfield Drive
Antioch, TN 37013-1449

SEND TAX BILL TO:
New Owner

MAP/PARCEL 164-10-0A-175.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael D. Johnson and wife, Pamela Sue Johnson,** has this day bargained and sold, and does hereby transfer and convey unto **Weston White, a single man** as follows:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Village Three, Summerfield of record in Plat at Instrument No. 20001006-0099706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Johnson, unmarried by Warranty deed from Nedra Anderson of record in Instrument No. 20090717-0067068 Register's Office for Davidson County, Tennessee, dated July 14, 2009 and recorded on July 17, 2009.

Being the same property conveyed to Michael D. Johnson, a married man by Quitclaim deed from Michael D. Johnson, a married man who acquired title as unmarried herein joined by his spouse Pamela Sue Johnson of record in Instrument No. 20150512-0043360 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 12, 2015.

This is improved property known as: **3609 Bentfield Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This

conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20001006-0099706, as corrected by Surveyor's Certificate of Correction in Instrument No. 20050105-0001969, and restrictions in Book 11588, page 484 as Amended and Supplemented in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071167; Instrument No. 20051103-0133359; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of January, 2016.

Michael D. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael D. Johnson and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $172,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of January, 2016.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 1581047