WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008894 DEEDWARR
Recvd: 02/02/16 10:51 2 pgs
Fees:13.00 Taxes:591.63
20160202-0010003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Megan E. Johnson	new owner	Parcel ID:
3731 Colonial Heritage Drive		136030C11300
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Abbigail K. Webster, fka Abbigail K. Welch and Abbigail K. Chanthathirath and husband, Michael Webster

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Megan E. Johnson and David A. Johnson, wife and husband
hereinafter called the GRANTEES, their heirs and assigns, 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. 32 on the Plan of Heritage Village of Priest Lake Park, Section Two of record in Plat Book 5200, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 being a corner lot, fronts 64.11 feet on the Westerly margin of Colonial Heritage Drive and fronts 114.18 feet on the Southerly margin of Colonial Heritage Court, said frontages being joined by a curve measuring 41.52 feet thereon. The Westerly line of said Lot No. 32 extends back 68.81 feet and intersects the Southerly line which measures 110 feet thereon.

Being the same property conveyed to Abbigail K. Welch, unmarried, by Quitclaim Deed from Abbigail K. Welch (formerly Abbigail K. Chanthathirath), unmarried, of record in Instrument No. 20101011-0081233, Register's Office for Davidson County, Tennessee, dated September 15, 2010. See also deeds of record in Instrument 20100218-0012517; Instrument 20090108-0001864, and Instrument 20050930-0117633, said Register's Office. The said Abbigail K. Welch is now known as Abbigail Webster.

This conveyance is subject to Restrictive Covenants of record in Book 5562, Page 833, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 106, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3731 Colonial Heritage Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this 29th day of January, 2016.

Abbigail K. Webster

Abbigail K. Webster

Michael Webster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abbigail K. Webster and Michael Webster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.