WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027837 DEEDWARR
Recvd: 04/06/16 09:52 2 pgs
Fees:13.00 Taxes:440.30
20160406-0032855

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD DANNY LEE SMITH

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michele Johnson	Michele Johnson	150 09 0A 019.00
(NAME)	(NAME)	
3320 Calais Circle	3514 Hobson Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christina B. Tew,** unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michele Johnson,** 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. 173 on the Plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472, and 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 6900, Page 162, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3320 Calais Circle, Antioch, TN 37013
(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 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 my/our hands this 14th day of March, 2016.

Christina B. Tew

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me Christina B. Tew, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD DANNY LEE SMITH

File No.: 14272

*Being the same property conveyed to Christina B. Tew, unmarried from Michele Johnson by virtue of Warranty Deed for $111,500.00 dated April 16, 2002 and recorded April 17, 2002 as Instrument No. 20020417-0047766, Register's Office for Davidson County, Tennessee.