THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:

Fearnley Martin & McDonald, PLLC
25 Century Blvd. #402
Nashville, TN 37214

Grantee:
Donald Hastings and wife, Donna M. Hastings
3205 Oakview Court
Antioch, TN 37013

Send Tax Bills To:
Donald Hastings and wife, Donna M. Hastings
3205 Oakview Court
Antioch, TN 37013

Map & Parcel No.:
150-07-0-251.00

Davidson County DEEDWARR
Recvd: 04/06/16 15:42 3 pgs
Fees:18.00 Taxes:370.00
20160406-0033190

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th **day of** April, **2016**, by and between **Suzette R. Johnson (formerly known as Suzette R. Underwood) and husband, Jason Johnson**, party of the first part, and **Donald Hastings and wife, Donna M. Hastings**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING Lot No. 14-A, Zone Lot Division, Lots Nos. 14 & 19, Lakeshore Woods, Section 2, of record in Plat Book 5800, Page 316, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BENG the same property conveyed to Suzette R. Underwood by virtue of that certain Warranty Deed dated November 12, 2001, of record in Instrument No. 20011127-0129110, in the Register's Office for Davidson County, Tennessee. Suzette R. Underwood is now known as Suzette R. Johnson, having since married Jason Johnson.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED. THE PREPARER OF THIS DEED HAS NOT PERFORMED A TITLE SEARCH OR TITLE EXAMINATION OF THE PROPERTY DESCRIBED HEREIN, HAS NOT CONDUCTED A CLOSING, AND HAS NOT BEEN ASKED TO ISSUE ANY TITLE OPINION OR TITLE INSURANCE POLICY.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Suzette R. Johnson (formerly known as Suzette R. Underwood)

Jason Johnson

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, **Suzette R. Johnson (formerly known as Suzette R. Underwood) and husband, Jason Johnson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 5th **day of** April, **2016**.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COXLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 5th **day of** April, **2016**.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COXLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
3205 Oakview Court
Antioch, TN 37013

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019