Record & Return to

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 164130a06700CO

Davidson County DEEDWARR
Recvd: 04/08/16 11:15 4 pgs
Fees:23.00 Taxes:758.50
20160408-0033836

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jason Johnson and Suzette Johnson
505 Goldroom Way
Antioch, TN 37013

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **CETEKA A. LEWIS AND MICHAEL GOOCH, WIFE AND HUSBAND**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **JASON JOHNSON AND SUZETTE JOHNSON, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, and being Lot No. 74, Final Plat, Phase Four, Treehaven Subdivision, according to Plan of record in Instrument No. 20060316-0030439, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Ceteka A. Lewis, married, by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, dated September 15, 2006, appearing of record in Instrument No. 20060926-0119013, of the Register's Office of Davidson County, Tennessee. The said Michael Gooch is hereby conveying any and all marital rights he may have in and to the property by virtue of his marriage to the said Ceteka A. Lewis.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on the Plan of Treehaven Subdivision, Phase Four of record in Instrument No. 20060316-0030439; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Treehaven Subdivision, Phase Four, of record in Deed Book 11588, Page 484, Book 11669, Page 376, Book 10774, Page 945, and Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168; By-Laws of Treehaven Subdivision, Phase Four, of record in Book 11648, Page 662 and Instrument No. 20010504-0046261; Charter of Treehaven Phase Four Homeowner's Association of record in Book 11648, Page 660, and Instrument No. 20010326-0028531; Easement granted to Southern Bell recorded in Book 1141, Page 327; Easement for Sanitary Sewer recorded in Instrument Nos. 20000913-0091247, 20000913-0091248, 20000913-0091249 and 20000809-0079074; Easement for Storm Water Detention Agreement recorded in Instrument No. 20031028-0158502; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Goldroom Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of April, 2016.

Ceteka A. Lewis

Michael Gooch

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ceteka A. Lewis, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9-10-18

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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STATE OF TENNESSEE

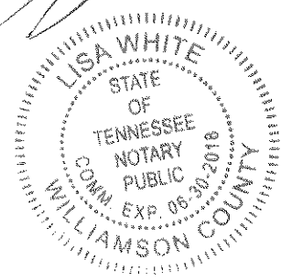
COUNTY OF DAVIDSON

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18



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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