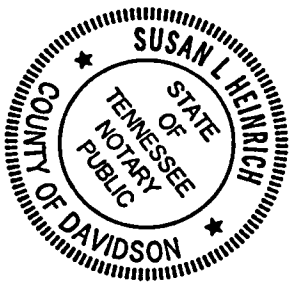
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/16 14:55 3 pgs
Fees:18.00 Taxes:1420.28
20160422-0039473



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,860.00

Dorothy Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of April 2016

Notary Public

MY COMMISSION EXPIRES 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennifer C. Grenga	Highlands Residential Mortgage, LTD	052 11 0 046.00
(NAME)	(NAME)	
1036 Berwick Trail	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Three Thousand Eight Hundred Sixty And No/100 Dollars ($383,860.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dorothy Johnson, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer C. Grenga, a single woman**, 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:

Being all of Lot No. 28 on the plan of Madison Heights Subdivision, Sect II, Part II, of record in Book 2133, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Dorothy M. Johnson by Warranty Deed from James R. Hatcher and wife, Carolyn Hatcher dated February 15, 1993 and recorded March 2, 1993 in Book 8876, Page 857, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neilly Mott by Quitclaim Deed from Dorothy M. Johnson dated October 21, 1996 and recorded October 29, 1996 in Book 10240, Page 231, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Johnson and Whitney Walker by Quitclaim Deed from Neilly Mott a/k/a Neilly W. Mott dated March 22, 1999 and recorded October 29, 1999 in Book 11721, Page 648, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Dorothy Johnson by Quitclaim Deed from Whitney Walker dated November 7, 2007 and recorded November 16, 2007 as Instrument No. 20071116-0134420, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1036 Berwick Trail, Madison, TN 37115

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, has 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 .

Dorothy Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Dorothy Johnson, a single womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-161119SSO

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE