BILL GARRETT, Davidson County
Trans:T20160034964 DEEDWARR
Recvd: 04/28/16 09:33 2 pgs
Fees:13.00 Taxes:462.50
20160428-0041361

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of April, 2016.

NOTARY PUBLIC

My commission expires: 3-2718

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cynthia Thomas	Reliant Bank	09609007500
(NAME)	(NAME)	
2716 Lakeland Drive	101 Creekstone Blvd. Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Phillip Johnson and wife, Stephanie Johnson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cynthia Thoma, married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No 28 fronts 84.4 feet on the northerly side of Lakeland Drive and runs back 218.6 feet on the westerly line and 220.2 feet on the easterly line to a dead line which measures 80.60 feet thereon.

Being the same property conveyed to Phillip Johnson and wife, Stephanie Johnson by deed from Ruth Lewis, unmarried, datedt 10/29/1999, of record in Book 11728, Page 417, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 2716 Lakeland Drive, Nashville, TN 37214.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of April, 2016.

Phillip Johnson

Stephanie Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Johnson and Stephanie Johnson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122