Davidson County DEEDWARR
Recvd: 05/23/16 14:35 3 pgs
Fees:18.00 Taxes:621.60
20160523-0051522

WARRANTY DEED

File #2016030190

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Johnson and Kristina Johnson	First Liberty Financial Corporation, LLC	182-6-A/232CO
(NAME) 7221 Legacy Drive	(NAME) 9520 Ormsby Station Rd Ste 20	
(ADDRESS) Antioch TN 37013	(ADDRESS) Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jennifer Bishop, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristina R. Johnson and Joshua W Johnson, wife and husband** 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 Lot No. 242, on the plan of Old Hickory Hills Phase Two-Section Three, as the same appears of record in Instrument No. 20040420-0044507, as corrected by Surveyors Certificate of Correction in Instrument No. 20041021-0126628, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer Bishop by deed from Christina M Grealis, dated 10/02/2006, of record in Instrument No. 20061005-0123856, said Register's Office. The said Jennifer Bishop having since married to Brandi Nunnery.

****Brandi Nunnery, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property****

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20040420-0044507 and Instrument No. 20041021-0126628, said Register's Office.; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, said Register's Office.; Charter of Old Hickory Hills Homeowners' Association of record in Instrument No. 20020123-0009417, said Register's Office.; Storm Water Detention Agreement as of record in Instrument No. 20010306-0021333 and in Instrument No. 20030226-0025749, said Register's Office.; Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **7221 Legacy Drive, 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 our hands this 20th day of May, 2016.

Jennifer Bishop

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jennifer Bishop , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 20th day of May, 2016.

Commission expires:

8/18/18

Notary Public

Witness our hands this 17th day of May, 2016.

Brandi Nunnery

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Brandi Nunnery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 17th day of May, 2016.

Commission expires: 03/06/2018

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY