# WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires 9.18.17

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Jeffrey R. Johnson and Suzanne Johnson | Norwich Commercial Group, Inc. D/B/A Norcom Mortgage | 53-6B-45 |
| (NAME) | (NAME) | |
| 2529 Park Green Lane | 1762 Memorial Drive, Suite 101B | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Clarksville, TN 37043 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20160614 |

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, **Marc A. DeJaeger, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey R. Johnson and Suzanne Johnson, husband and wife**, 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. :

Land in Davidson County, Tennessee, being Lot No. 242, on the Plan of Waterford, Phase 4-A, of record in Book 7900, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marc A. DeJaeger, a single man by deed from Household Financial Center, Inc., dated January 28, 2011, of record in Instrument No. 20110203-0009860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 7900, page 596, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Waterford, of record in Book 7463, page 294, as amended in Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book 9112, page 958, Book 9112, page 958, Book 9112, page 962 and Book 9530, page 185, said Register's Office; and (c) By-Laws of record in Book 8715 , Page 583, as amended in Instrument No. 20090309-0020515, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2529 Park Green Lane, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160045995 DEEDWARR
Recvd: 06/01/16 11:05 2 pgs
Fees:13.00 Taxes:529.10
20160601-0054951

Witness my hand this 27th day of May, 2016

Marc A. DeJaeger

State of Tennessee )
County of Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marc A. DeJaeger, 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 for the purposes therein contained.

Witness my hand, at office, this 27th of May, 2016.

Christine L. Rind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires [redacted] cll
9.18.17