BILL GARRETT, Davidson County
Trans:T20160050225 DEEDWARR
Recvd: 06/14/16 10:00 3 pgs
Fees:18.00 Taxes:1095.20
20160614-0060025

# Warranty Deed

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Marlene M. Mitchell
Affiant

Subscribed and sworn to before me, this the 10th day of June, 2016.

Notary Public

My commission expires: 10/2/17

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Conswella Johnson | First Community Mtg. | |
| 5291 Catspaw Drive | 262 Robert Rose Dr. | 183-05-0A-409.00-CO |
| Antioch, TN 37013 | Murfreesboro, TN 37129 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC COLGROVE, AN UNMARRIED MAN AND MERCEDES A. COLGROVE, AND UNMARRIED WOMAN,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONSWELLA JOHNSON AND KENNETH JOHNSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 546 on the Plan of Phase 5, Section 11, October Woods, R10 Residential P.U.D. of record in Plat at Instrument No. 20041119-0138999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Colgrove and Mercedes A. Colgrove, husband and wife by Warranty deed from Lifestyle Home Builders Inc., a Tennessee Corporation of record in Instrument No. 20050916-0111612 Register's Office for Davidson County, Tennessee, dated September 09, 2005 and recorded on September 16, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5291 Catspaw Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2016.

**Mercedes A. Colgrove**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mercedes A. Colgrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2016.

Eric Colgrove

STATE OF OREGON
COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Colgrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2016.

Amanda Rachelle B
Notary Public

My Commission Expires:
05/21/2019

OFFICIAL STAMP
AMANDA RACHELLE BUCKHAULTS
NOTARY PUBLIC-OREGON
COMMISSION NO. 939159
MY COMMISSION EXPIRES MAY 21, 2019