BILL GARRETT, Davidson County
Trans:T20160051543 DEEDWARR
Recvd: 06/17/16 11:26 2 pgs
Fees:13.00 Taxes:425.50

20160617-0061653

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167503

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016. NOTARY PUBLIC My commission expires: 7-24-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey E. Johnson 5133 Hunters Point Lane Hermitage, TN 37076	Same address as new owner	098 05 0 147.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL TICHOTA, AND WIFE, MELISSA TICHOTA**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CASEY E. JOHNSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

The following described real property situated in the City of Hermitage, County of Davidson, and State of Tennessee, to wit:

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. 47-A, on the plan of Hunter's Point Subdivision Zone Lot Division, Lots 10, 11, 24, 46 and 47, of record in Plat Book 6250, Page 274, in the Register's Office for said County. Said Lot 47-A fronts 47.38 feet on the northerly margin of Hunter's Point Lane and extends back 216.28 feet on the westerly line and 203.21 feet on the easterly line to a dead line in the rear, measuring 47.93 feet thereon.

Being the same property conveyed to Daniel Tichota, married, by Warranty Deed from Kathy Hatter, married, dated 4/15/2014, and recorded on 4/22/2014, of record in Instrument # 20140422-0033450, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5133 Hunters Point Lane,

Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of May, 2016.

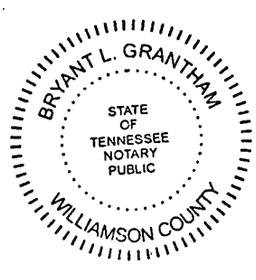
DANIEL TICHOTA

MELISSA TICHOTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Daniel Tichota and wife, Melissa Tichota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of May, 2016.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017