BILL GARRETT, Davidson County
Trans:T20160054053 DEEDWARR
Recvd: 06/24/16 12:12 2 pgs
Fees:13.00 Taxes:684.13
20160624-0064679

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$184,900.00
|X Summer D Johnson
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 22nd day of June, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summer D. Johnson 1947 Waterford Drive Old Hickory, TN 37138	Hancock Mortgage Partners, LLC 1 Sugar Creek Center Blvd. Ste. 1000 Sugar Land, TX 77478	053.06-0A-015.00 CO

For and in 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, we,

Jason A. Johnson and Christa M. Johnson, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Summer D. Johnson, a single woman

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 all of Lot No. 15, on the Plan of Phase 3, Waterford Subdivision, according to plan and survey of same appearing of record in Plat Book 7900, Page 707, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Jason A. Johnson and Christa M. Johnson, husband and wife, by Warranty Deed from Munjeet Meena Mann-Rodgers, unmarried, dated November 2, 2012, of record in Instrument Number 20121107-0102745, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 7900, Page 707, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in DCCR of record in Book 8694, Page 216, amended in Book 8699, Page 462, Book 9309, Page 847, and Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 8711, Page 701, said Register's Office.
5) Property is subject to the By-Laws of record in Book 8715, Page 583, amended in Instrument Number 20090309-0020515, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1947 Waterford Drive, Old Hickory, TN 37138**
(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 hand(s) this 22 day of June, 2016.

Jason A. Johnson

Christa M. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jason A. Johnson and Christa M. Johnson, with whom I am personally acquainted, (or who 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, at office, this 22nd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076