Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
720 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160054739 DEEDWARR
Recvd: 06/27/16 14:58 2 pgs
Fees:13.00 Taxes:1453.73
20160627-0065477

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Michael Wade Johnson
2125 Amanda Meadow Court
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 098 13 0C
PARCEL 137.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Christi Cara Capers, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Wade Johnson and wife, Linda Diane Johnson,** 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. 96, on the plan of The Meadows of Seven Points, Phase Four, Section Three, as of record in Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christi Cara Capers, unmarried by deed from Frank Batson Homes, Inc., dated June 10, 2005, of record in Instrument No. 20050615-0068236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 11670, Page 822; Quitclaim Deed to Metro Government for Storm Drainage Appurtenance of record in Instrument No. 20050225-0020974; Quitclaim Deed to Metro Government for Stormwater Drainage of record in Book 11681, Page 411 and in Instrument No. 20030922-0139925; Access and Maintenance Easement of record in Book 11738, Page 776; Quitclaim Deed to Seven Points HOA for Open Space of record in Instrument No. 20090107-0001612; and Charter of Meadows of Seven Points HOA of record in Instrument No. 20000322-0028986; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as: **2125 Amanda Meadow Court Hermitage, TN 37076.**

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 23rd day of June, 2016.

Christi Cara Capers

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christi Cara Capers, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $392,900.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018