Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Tennessee Property Group, LLC 232 Burgandy Hill Road Nashville, TN 37211	New Owner 2912 Sanderling Drive Fremont, CA 94555	172-12-A-145

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan F. Johnson, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tennessee Property Group, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan F. Johnson by Warranty Deed from Bradford Hill Homes, of record on April, 22, 1993, in Book 8923, Page 214, Register's Office for Davidson County, Tennessee.

This property is improved property known as **232 Burgandy Hill Road, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) 2016 Property taxes not yet due and payable; (2) Restrictions of record in Book 8069, Page 170 and Book 8681, Page 252; (3) By-Laws of record in Book 8071, Page 531; (4) Charter of record in Book 88071, Page 529; (5) Open Space in Book 8154, Page 304; (6) Deed of Conveyance in Book 8377, Page 769 and Book 8377, Page 808 and all matters shown on the Plan of record.

BILL GARRETT, Davidson County
Trans:T20160056333 DEEDWARR
Recvd: 07/01/16 10:05 2 pgs
Fees:13.00 Taxes:895.40
20160701-0067464

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 28th day of June, 2016.

Joan F. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joan F. Johnson** the bargainor(s), 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 official seal at this the 28th day of June, 2016.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064499