| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste. 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16078420**<br><br>Return to: Birthright Title, LLC<br>2734 N. Mt. Juliet Road<br>Mt. Juliet, TN 37122 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $105,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of August, 2016.<br><br>Notary Public<br>My Commission Expires: 3-2-19<br><br>MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY |

BILL GARRETT, Davidson County
Trans:T20160069627 DEEDWARR
Recvd: 08/11/16 11:21 2 pgs
Fees:13.00 Taxes:388.50
20160811-0083613

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ronnie Johnson, III<br>3010 Woodymore Place<br>Antioch TN 37013-1270 | First Mtg Co.<br>804 Green Valley Rd. #103<br>Greensboro NC 27408 | Tax Parcel ID No.<br>150-06-0-134.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maureska A. Steele, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronnie Johnson, III, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20-A on the Plan of Woodymore Heights, Section 2, Lots 18-20 Zone Lot Division of record in Plat Book 6900, Page 203, also see Plat Book 5200, Page 645, 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 Maureska A. Steele, unmarried by Warranty deed from Joel K. Janeway and wife, Beth Janeway of record in Instrument No. 20010810-0086447 Register's Office for Davidson County, Tennessee, dated August 08, 2001 and recorded on August 10, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 203 and Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6534, Page 872, Book 6536, Page 329 and Book 6964, Page 617, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3010 Woodymore Place Antioch TN 37013-1270

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of August, 2016.

Maureska A. Steele

Maureska A. Steele

STATE OF TENNESSEE Tennessee
COUNTY OF Knox )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureska A. Steele, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2016.

Barbara Jones

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JUNE 2, 2018

BARBARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY