(2)

BILL CARRETT, Davidson County
Trans:T20160083314 DEEDWARR
Recvd: 09/22/16 13:44 2 pgs
Fees:13.00 Taxes:475.45
20160922-0099998

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of September, 2016

Notary Public
Commission Expires: 03-07-17

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittany Towns 1382 Rural Hill Rd. Unit 152 Antioch, TN 37013	Primelending 18111 Preston Road, Ste 900 Dallas, TX 75252	163-02-0C-066.00 CO

WARRANTY DEED

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, I/WE,

Angel L. Johnson, formerly known as Angel L. Crowder

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany A. Towns, 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:

LAND in Davidson County, Tennessee, being Lot No. 66, Unit No. 152, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295, as corrected in Instrument Number 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

BEING the same property conveyed to Angel L. Crowder, a single person, by Special Warranty Deed from Newmark Homes, LP, a Texas Limited Partnership, dated 11/16/07 and recorded 11/20/07 in Instrument No. 20071120-0135767, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1382 Rural Hill Rd. Unit 152, Antioch, TN 37013.

Willie Earl Johnson, Jr. hereby joins in the execution of this deed to convey any and all marital rights she/he may have.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of September, 2016.

Angel L. Johnson

Willie Earl Johnson, Jr. by Angel L. Johnson, Attorney in Fact

Willie Earl Johnson, Jr. by Angel L. Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Angel L. Johnson
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.

21 Witness my hand and official seal at Brentwood, Tennessee this 21 day of September, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 21 day of September, 2016, before me personally appeared Angel L. Johnson to me known to be the person who executed the forgoing instrument in behalf of Willie Earl Johnson, Jr. as Attorney in Fact and who acknowledged the he executed the same as the free act and deed of said Willie Earl Johnson, Jr..

21 Witness my hand and official seal at Brentwood, Tennessee this 21 day of September, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)