11304

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 $150,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2016.

Notary Public
My commission expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Adrianne Archie	New Owner	108-16-0-205.00
1428 Timber Valley Drive		
Nashville, TN 37214-4342		

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, **Kwesi M. Johnson and wife, Chelsea Johnson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adrianne Archie,** 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. 86-B on the Plan of Zone Lot Division, Lots 85 and 86, Percy Priest Woods, Section II of record in Plat Book 5200, Page 755, amending Plat Book 5600, Page 259 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 Kwesi M. Johnson and wife, Chelsea L. Johnson by Quitclaim deed from Kwesi M. Johnson, married of record in Instrument No. 20070221-0021374 Register's Office for Davidson County, Tennessee, dated February 12, 2007 and recorded on February 21, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1428 Timber Valley Drive Nashville, Tennessee 372144342.

This property is improved property known as **1428 Timber Valley Drive, Nashville, TN, 37214-4342.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 755, revising Plat Book 5800, page 259; (2) Restrictions of record in Book 5984, Page 865, as amended in Book 6020, page 270, Book 6093, page 392, Book 6353, page 307, Book 6560, page 667, 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; (3) Deed of Conveyance Easement of record in Book 6147, Page 886, Book 6147, page 893 and Book 6314, page 41; All in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160086384 DEEDWARR
Recvd: 09/30/16 15:52 2 pgs
Fees:13.00 Taxes:555.00
20160930-0103584

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 29th day of September, 2016.

Kwesi M. Johnson, by Triston Jacobs, his
Attorney in fact

Chelsea Johnson, by Triston Jacobs, her
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Kwesi M. Johnson and Chelsea Johnson** for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Kwesi M. Johnson and Chelsea Johnson,** and appearing of record in Instrument No. 20160930-0103583, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 29th day of September, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084732