Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$235,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th day of October, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Johnson and Sarah Johnson 2908 Chapelwood Drive Hermitage, TN 37076	Franklin American Mortgage 6100 Tower Circle Ste. 600 Franklin, TN 37067	086-14-0-B-043.00 CO

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, we,

Kenneth E. Whittington and wife, Marcya M. Whittington

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nathan Johnson and wife, Sarah 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. 137 on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 and 466, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth E. Whittington and wife, Marcya M. Whittington by Warranty Deed from David Randall Berkner and wife, Debra Lee Berkner, dated September 14, 1998, of record in Book 11117, Page 725, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6900, Pages 465-466, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7170, Page 987, Book 7628, Page 6 (Annexation of Phase 1) and Amendment to By-Laws of record in Instrument Number 20110526-0040493, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2908 Chapelwood Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 17th day of October, 2016.

Kenneth E. Whittington

Kenneth E. Whittington

Marcya M. Whittington

Marcya M. Whittington

BILL GARRETT, Davidson County
Trans: T20160092790 DEEDWARR
Recvd: 10/20/16 13:40 2 pgs
Fees: 13.00 Taxes: 869.50
20161020-0111026

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth E. Whittington and Marcya M. Whittington, with whom I am personally acquainted, (or who 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, at office, this 11th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076