BILL GARRETT, Davidson County
Trans:T20160098940 DEEDWARR
Recvd: 11/08/16 14:10 2 pgs
Fees:13.00 Taxes:444.00
20161108-0118283

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168093

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.<br><br>NOTARY PUBLIC<br><br>My commission expires: 6.4.20 |
|---|---|

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| THIS INSTRUMENT PREPARED BY:<br>Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027 | | |
|---|---|---|
| ADDRESS NEW OWNER:<br>Kimberly Anne Johnson<br>472 Hickory Glade Drive<br>Antioch, TN 37013 | SEND TAX BILLS TO:<br>**NEW OWNER** | MAP-PARCEL NUMBERS<br>162 01 0C 087.00CO |

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEOLENE JEAN AND SHERIDAN J. CARRINGTON, HER HSUBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY ANNE JOHNSON AND SAMUEL SHELDON JOHNSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 87 on the Site Plan of Phase 2, Hickory Glade, of record in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Leolene Jean, an unmarried woman, by Warranty Deed from Gary Swafford and Katrina Swafford, dated 8/2/2013, recorded 8/9/2013, of record in Instrument No. 20130809-0083977, in the Register's Office for Davidson County, Tennessee. Leolene Jean is now married to Sheridan J. Carrington. The said Sheridan J. Carrington hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 472 Hickory Glade Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of October, 2016.

LEOLENE JEAN

Sheridan J. Carrington

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me, a Notary Public, Leolene Jean and Sheridan J. Carrington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of October, 2016.

Notary Public

Suzie C. Baker
Printed Notary Name

My commission expires: 6.3.19

SUZIE C BAKER
Notary Public - Michigan
Washtenaw County
My Commission Expires Jun 3, 2019
Acting in the County of Washtenaw