STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-6647D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160099774 DEEDWARR
Recvd: 11/10/16 14:16 2 pgs
Fees:13.00 Taxes:481.00
20161110-0119233

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barry D. Alderson (NAME)	New Owner (NAME)	26-7-37
113 Hardwick Court (STREET ADDRESS)	107 Wyncrest Court (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Travis Duane Russell Johnson, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry D. Alderson,** 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:

Being Land in Davidson County, Tennessee, being Lot No. 143 on the plat of WINDSOR GREEN, PHASE 1, SECTION 2, as of record in Plat Book 6250, Page 45, said Register's Office. Said Lot 143 fronts 70.00 feet on the easterly side of Hardwick Court and runs back between parallel lines 87.00 feet to a line in the rear which measures 70.00 thereon.

BEING the same property conveyed to Travis Duane Russel Johnson, an unmarried man from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee dated April 14, 2014, as Instrument No. 20140421-0033000, in the Register's Office for Davidson County, Tennessee.
Travis Duane Russell Johnson is now married. Laura Johnson joins in this conveyance for the purpose of conveying any interest she may have, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6406, Page 929 and in Book 6406, page 950, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 8192, Page 65 and in Book 6396, Page 542, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

7. Easement to Madison Suburban Utility District as recorded in Book 4377, Page 94, Book 6636, Page 824, and in Book 7410, page 996, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Hardwick Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 7th day of November, 2016.

Travis Duane Russell Johnson

November 07, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Travis Duane Russell Johnson, married, the bargainor(s), 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.

Witness my hand and official seal, this 7th day of November, 2016

My Commission Expires: 3/24/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066