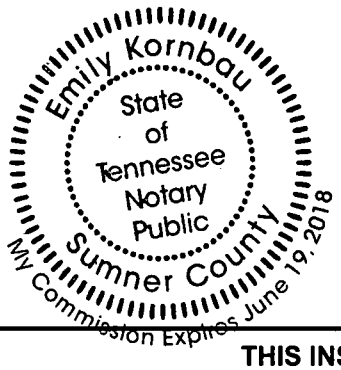
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/19/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael R. Johnston	new owner	026-06-0A-083.00 CO
(NAME)	(NAME)	
148 Canton Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **April Jane Summer, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael R. Johnston, a single man,** 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. 80 on the plan of Townhomes at Windsor Green, Phase 1, Section 3, as shown by plat of record in Instrumnet No,. 20040109-0003983 and Instrument No, 20041112-0136380, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to April Jane Summer, unmarried, by Warranty Deed from Robert Devon Malick and Kimberly Jane Malick, husband and wife, dated 8/14/15 and recorded 8/20/15 in Instrument No. 20150820-0083981; and being part of the same property previously conveyed to Robert Devon Malick and wife, Kimberly Jane Malick, by Quitclaim Deed from Southern Holdings, Inc., dated 12/18/13 and recorded 12/19/13 in Instrument No. 20131219-0128097; and being part of the same property previously conveyed to Southern Holdings, Inc., a Tennessee corporation, by Special Warranty Deed from The Bank of Nashville, dated 10/9/09 and recorded 10/9/09 in Instrument No. 20091009-0094370, Register's Office for Davidson County, Tennessee.

April Jane Summer was formerly known as Marshiela Sowards

unimproved ☐

This is improved ☑ property, known as 148 Canton Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160106363 DEEDWARR
Recvd: 12/02/16 15:12 2 pgs
Fees:13.00 Taxes:629.00

20161202-0126931

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 my/our hands this 21st day of November, 2016.

April Jane Summer

State of Tennessee
County of Sumner

Personally appeared before me April Jane Summer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162511

