LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027234 DEEDWARR
Recvd: 03/31/17 10:36 2 pgs
Fees:13.00 Taxes:906.50

20170331-0031495

B-CP-17-149

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $245,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kiefer R. Johnson and Dayna A. Johnson	Carrus Financial Services	
(NAME)	(NAME)	**173-15-0A-142.00-CO**
149 Claybrook Lane	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4550	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERCEDES L. MARTINEZ AND MANUEL E. RODRIGUEZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIEFER R. JOHNSON AND DAYNA A. JOHNSON, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 on the Plan of Final Plat of Mill Run Subdivision, Phase 1A (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1, Lot 65, of record in Plat at Instrument No. 20010608-0060668, 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 Mercedes L. Martinez and Manuel E. Rodriguez, married by Warranty deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20040924-0115780, Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on September 24, 2004.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 27 and Plat at Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and amended at Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11675, Page 497, in the Register's Office for Davidson County, Tennessee.
- Charter of Nashville Mill Run Homeowners Association, Inc. of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000217-0016180 and Instrument No. 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20010405-0022586 and 20111117-0089838, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3933, Page 359 and Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **149 Claybrook Lane , Antioch, Tennessee 37013-4550**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 30 DAY OF MARCH, 2017.

Mercedes Martinez
by Eduardo Enamorado, attorney in fact
Mercedes L. Martinez by Eduardo Enamorado,
Attorney in Fact

Manuel Rodriguez
by Eduardo Enamorado, attorney in fact.
Manuel E. Rodriguez by Eduardo Enamorado,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eduardo Enamorado, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MERCEDES L. MARTINEZ AND MANUEL E. RODRIGUEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said MERCEDES L. MARTINEZ AND MANUEL E. RODRIGUEZ.

Witness my hand and official seal, this the 30 of March, 2017.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212