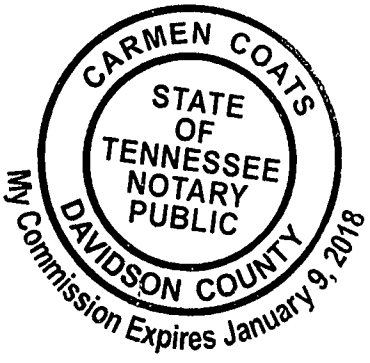
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH day of April, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Katie Fite Johnson | SUCCESS MORTGAGE PARTNERS | 091 13 0 199.00 |
| (NAME) | (NAME) | |
| 415 W. Bend Drive | 44670 ANN ARBOR RD STE 140 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | PLYMOUTH, MI 48170 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Seventy-One Thousand And No/100 Dollars ($271,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Johnnie T. Finch and wife, Edna Ruth Finch**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katie Fite Johnson, an unmarried woman**, 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. 13 of Block "A" on the plan of Crolywood Subdivision, First Section, of record in Book 1130, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie T. Finch and wife, Edna Ruth Finch by Warranty Deed from James R. Duncan, Jr. and wife, Lisa M. Duncan dated February 20, 1997 and recorded February 26, 1997 in Book 10360, Page 886, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 415 W. Bend Drive, Nashville, TN 37209

File Number: GRN-171869SSO

BILL GARRETT, Davidson County
Trans:T20170030661 DEEDWARR
Recvd: 04/11/17 15:41 2 pgs
Fees:13.00 Taxes:1002.70

20170411-0035501

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, has 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 hands this 10th day of April, 2017

Johnnie T. Finch

Edna Ruth Finch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Johnnie T. Finch and wife Edna Ruth Finch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2017.

Notary Public

My Commission Expires: 4/10/20

(SEAL) HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File Number: GRN-171869SSO