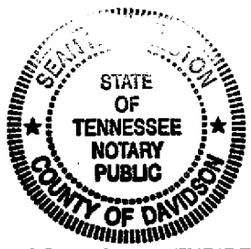
17NT00088

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/17 14:19 3 pgs
Fees:18.00 Taxes:1507.75
20170427-0041546



MY COMMISSION EXPIRES
OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$407,500.00.**

Affiant

Subscribed and sworn to before me this 27th day of April, 2017

Notary Public

My Commission expires: 10/7/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jackie Thomas	New Owner	049-01-0B-012.00CO
504 Cherry Grove Lane		
Whites Creek, TN 37189		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brenda Johnson, an unmarried individual,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jackie Thomas and Donna E. Thomas, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Cherry Grove, Phase 1A of record in Instrument Number 20050815-0096231, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Brenda Johnson, an unmarried individual from Christopher C. Cunningham, an unmarried individual by Warranty Deed on November 1, 2011, of record in Instrument Number 20111107-0086681, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050815-0096231, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050831-0104284, Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Instrument Number 20040903-0107036, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **504 Cherry Grove Lane, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 27, 2017.

Brenda Johnson

Brenda Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brenda Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 27, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY