WARRANTY DEED

File #2017040953

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis Ann Christian and Edgar Rand	Bank of Tennessee	08608012200
(NAME)	(NAME)	
1532 Andchel Drive	P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Johnson City, TN 37602-4980	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/02/17 15:17 3 pgs
Fees:18.00 Taxes:962.00
20170602-0055387

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Benjamin Johnson and Kristina Johnson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexis Ann Christian, unmarried woman and Edgar Rand, unmarried man, as tenants in common with rights of survivorship,** 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 Lot No. 335, on the plan of Phase I Camden Woods, as the same appears of record in Plat Book 6900, Page 697-698, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin Johnson and Kristina Johnson, Husband and Wife, by Warranty Deed from Jarod A. Starnes and Wife, Jenna Starnes, dated 07/28/2014, of record in Instrument No.20140804-0069410, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Page 697-698, said Register's Office.; Charter of Homeowner's Association as of record in Book 7661, Page 32, said Register's Office.; By-Laws as of record Book 7620, Page 583, said Register's Office.; Quit Claim Deed to Homeowners Association for Open Space as of record in Book 7783, Page 585, said Register's Office.; Declaration of Covenants as of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788, said Register's Offce.

unimproved ☐
This is improved ☒ property, known as **1532 Andchel Drive, Hermitage,TN,37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of May, 2017.

Benjamin Johnson, by Kristina Johnson,

as his attorney in fact

Kristina Johnson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25th day of May, 2017, before me personally appeared Kristina Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Benjamin Johnson and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20170602-0055386 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 25th day of May, 2017.

Notary Public

My Commission Expires: 8/18/18

Rutherford County Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kristina Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of May, 2017.

Commission expires:

Notary Public

8/18/18

Rutherford County Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

