WARRANTY DEED

Y-BOT-17-1523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Phillip Taylor Johnson and Sherrell Johnson	**New Owner**	
(NAME)	(NAME)	**182-01-0A-166.00-CO**
1523 Sunbeam Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JEREME E. WYNN AND ANGELA E. WYNN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP TAYLOR JOHNSON AND SHERRELL JOHNSON, HUSBAND AND WIFE,** 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. 99 on the Plan of Phase Three, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development of record in Plat at Instrument No. 20130619-0063025, 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 Jereme E. Wynn, an unmarried man by Special Warranty deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20150115-0004390 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on January 15, 2015. Jereme E. Wynn having since married. Angela E. Wynn joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20130619-0063025, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Sunset Hills with By-Laws of Sunset Hills Homeowners' Association, Inc. appended thereto, of record in Instrument Number 20070605-0067129, as supplemented in Instrument Number 20110203-0009586, Instrument Number 20130712-0072091 and Instrument Number 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Charter for Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20130711-0071995, Register's Office for Davidson County, Tennessee.
- Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee.
- Restrictions contained in Deed of record in Book 5894, Page 186, Book 5388, page 713, in the Register's Office for Davidson County, Tennessee.
- Private stormwater maintenance facilities of record in Instrument Number 200710100120325, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20170057530 DEEDWARR
Recvd: 07/06/17 10:12 2 pgs
Fees:13.00 Taxes:991.60
20170706-0067788

This is **improved** property known as: **1523 Sunbeam Drive , Antioch, Tennessee 37013**.

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 30th DAY OF JUNE, 2017.

Jereme E. Wynn

Angela E. Wynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREME E. WYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA E. WYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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