Record & Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2017.

Notary Public
Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

BILL GARRETT, Davidson County
Trans:T20170062614 DEEDWARR
Recvd: 07/21/17 10:44 2 pgs
Fees:13.00 Taxes:758.50
20170721-0073898

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wynonia Charese Johnson 1528 Overcreek Drive Nashville, TN 37217	Owner at property address	149-12-0B-054.00 CO

WARRANTY DEED

FOR AND IN 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,

Felicia R. Lowe, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wynonia C. Johnson, unmarried

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. 54 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Felicia R. Lowe, unmarried, by Quitclaim Deed from Felicia R. Lowe, a/k/a Felicia R. Gentry Lowe, unmarried, dated 7/22/16 and recorded 8/1/16 in Instrument No. 20160801-0078696; and being the same property previously conveyed to Felicia R. Gentry Lowe, married, by Quitclaim Deed from Felicia R. Gentry, unmarried, now known as Felicia R. Gentry Lowe, dated 1/18/02 and recorded 5/21/02 in Instrument No. 20020521-0061845; and being the same property previously conveyed to Felicia R. Gentry, by Warranty Deed from Craig Homes, Inc., dated 10/13/00 and recorded 10/18/00 in Instrument No. 20001018-0103194, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1528 Overcreek Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of July, 2017.

Felicia R. Lowe

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY