THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176599

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: E17-5510

BILL GARRETT, Davidson County
Trans:T20170064454 DEEDWARR
Recvd: 07/27/17 10:35 2 pgs
Fees:13.00 Taxes:876.90
20170727-0076089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Rachel Odom
Affiant

Subscribed and sworn to before me, this the 21st day of July, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reginald D. Johnson 6621 Ascot Drive Antioch, TN 37013	First Community Mortgage, Inc. 262 Robert Rose Drive Murfreesboro, TN 37129	151-09-A-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela Rushing, unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Reginald D. Johnson, married man,** 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. 85 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase I, Section II, of record in Book 9700, Page 638, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tillmon Rushing and wife, Angela Rushing by Warranty Deed from Euro Services, LLC (AKA Euro Services), a Wyoming limited liability company, as recorded on the 7th day of August, 2007 in Instrument No. 20070807-0093681, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Angela Rushing by Quitclaim Deed from Tillmon Rushing, Jr., pursuant to Marital Dissolution Agreement, as recorded on the 12th day of September, 2011 in Instrument No. 20110912-0070728, in the Register's Office for Davidson County, Tennessee. Tillmon Rushing and Tillmon Rushing Jr. are identified as one and the same person in said Quitclaim Deed.

This is ☒ Improved OR ☐ Unimproved property located at: **6621 Ascot Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2017.

X _____
Angela Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Angela Rushing**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2017.

_____
Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020