RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170064737 DEEDWARR
Recvd: 07/28/17 08:08 2 pgs
Fees: 13.00 Taxes: 1161.80

20170728-0076414

KIMI GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan Johnson	Regions Bank dba Regions Mortgage	161 10 0B 191.00
(NAME)	(NAME)	
4841 Enoch Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, we, **Albert Garey, and wife Deborah Garey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Evan Johnson and Lori Johnson, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 37 on the Plan of Final Plat Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert Garey and wife, Deborah Garey by Deed from Cindi L. Jernigan, now known as Cindi L. Ordonez and husband, David J. Ordonez, dated 08/29/2006, recorded 10/10/2006 of record in Instrument No. 20061010-0125742, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 9700, Page 949; Covenants, conditions, easements and restrictions of record in Book 6143, Page 11, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Covenants, conditions, easements and restrictions of record in Book 11526, Page 579, Amended Declaration of record in Instrument No. 200006060056066, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Grant of Transmission Line Easement of record in Book 2335, Page 221, Book 2338, Page 226 and Book 2338, Page 222, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 5753, Page 913; Easement contained in Deed of Conveyance of record in Book 6897, Page 116, Easement contained in Warranty Deed of record in Book 11076, Page 661; Easement contained in Stormwater Detention Agreement of record in Book 11078, Page 919; Charter of Brentwood Summit Homeowner's Association of record in Instrument No. 200006060056067; Quit Claim Deed of record in Instrument No. 20001214-0122894; Assignment of Rights and Liabilities Under the Stromwater Detention Agreement of record in Instrument No. 20040622-0073413; Articles of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352; Plat Amendment of record in Instrument No. 20031219-0181287; and Articles of Incorporation of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4841 Enoch Drive, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 21st day of July, 2017.

Albert Garey

Deborah Garey

State of **Florida**
County of Leon

Personally appeared before me Albert Garey and Deborah Garey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires:

WILMA K. FARRIS
Commission # GG 007666
Expires October 30, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122