WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-14-19

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/28/17 15:42 3 pgs
Fees:18.00 Taxes:836.20
20170728-0076923

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
Lloyd Selph	Peoples Home Equity, Inc	075 12 0 B 004.00CO
(NAME)	(NAME)	
1709 Sheila Ann Drive	5205 Maryland Way, Ste 101	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Brentwood, TN 37027	
(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, **Kathy Johnson and Jason Michael Johnson, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lloyd Selph, unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 4, on the plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Plat Book 9700, Page 397, as corrected in Book 11346, Page 459, 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 Kathy Alexander, unmarried by Warranty Deed from Steven E. Hulbert and wife, Claudia P. Hulbert, dated 03/12/2009, recorded 03/13/2009, of record in Instrument No. 20090313-0022720, in the Register's Office for Davidson County, Tennessee.

Kathy Alexander and Kathy Johnson is one and the same person. Jason Michael Johnson joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 397, as corrected in Book 11346, Page 459, all matters shown on the boundary plat of record in Plat Book 9700, Page 350, ll matters shown on the boundary plat of record in Plat Book 9700, Page 362, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10444, Page 213, Amendment to Declaration of record in Book 11103, Page 156, First Amendment to Declaration of record in Book 11453, Page 900, 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; Easement of record in Book 5609, Page 627, Book 8843, Page 142, Construction Easement of record in Book 8843, Page 145, Deed of Conveyance of record in Book 11497, Page 577; Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506, Quitclaim Deed to the

Homeowners Association of record in Book 11450, Page 112, 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 1024 Brookside Woods Boulevard, 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 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 24th day of July, 2017.

Kathy Johnson by Jason Michael Johnson, attorney in fact 24 Jul 2017

Kathy Johnson by Jason Michael Johnson, Attorney In Fact

Jason Michael Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jason Michael Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kathy Johnson, acting as that person's agent and attorney in fact, and the said Jason Michael Johnson acknowledged that he executed the foregoing instrument as agent and attorney in fact for Kathy Johnson for the purposes therein contained.

WITNESS my hand and seal, this 24th day of July, 2017.

My Commission Expires:
8-14-17

Notary Public, ~~Tracey Trumphour~~ - MJ

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JASON MICHAEL JOHNSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8-14-17

Notary Public, ~~Tracey Trumphour~~ - MJ

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

File No.: 01288-38270
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

