THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612248** BILL GARRETT, Davidson County Trans:T20170066231 DEEDWARR Recvd: 08/02/17 09:25 2 pgs Fees:13.00 Taxes:1812.63 20170802-0078394	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,900.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah B. Johnson 156 Shute Circle Old Hickory TN 37138	New Owner	Tax Parcel ID No. 064-03-0B-102.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David E. Lovell and Pamela F. Lovell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Deborah B. Johnson, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Phase Seven Section Two Brandywine Pointe (a Planned Unit Development), of record in Plat Book 7900, page 948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID E. LOVELL and wife, PAMELA F. LOVELL, by deed from SUPERIOR HOMES AND CONSTRUCTION, INC., of record in Book 10323, page 753 , dated January 15, 1997 , said Register's Office.

DAVID E. LOVELL and wife, PAMELA F. LOVELL conveyed their interest to PAMELA F. LOVELL, by quitclaim deed of record in Instrument No. 20081015-0103948, dated October 9, 2008, said Register's Office.

PAMELA F. LOVELL conveyed her interest to DAVID E. LOVELL and wife, PAMELA F. LOVELL, by quitclaim deed of record in Instrument No. 20090122-0005576, dted January 14, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 064-03-0B-102.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 948, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8120, page 170, Book 9657, page 239, Book 8671, page 484, Book 9010, page 627 and Book 10721, page 835, said Register's Office.

This is improved property located at 156 Shute Circle Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of July, 2017.

David E. Lovell

Pamela F. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David E. Lovell and Pamela F. Lovell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018