WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/17 09:40 2 pgs
Fees:13.00 Taxes:462.50
20170811-0082319



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer Johnson	Mortgage Investors Group	Parcel ID:
102 Beech Forge Drive	8320 E. Walker Springs Lane #200	163110B07700
Antioch, TN 37013	Knoxville, TN 37923	

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, we

Carol Sutton f/k/a Carol Regonini, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jennifer Johnson , an unmarried woman

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:

BEING Lot No. 77, on the Plan of 2nd Revision, Section Four, Bell Forge Village, as shown by plat of record in Plat Book 6250, Page 201, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carol Regonini by deed from Ricky L. Jones and Karen E. Jones of record in Instrument 20051101-0131875, said Register's Office, dated October 28, 2005. The said Carol Regonini is now known as Carol Sutton.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Book 7461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument 20010627-0068129; Instrument 20010627-0068130; Instrument 20061229-0160925; Book 6040, Page 576; amended in Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 201, said Register's Office; (3) Deed of Conveyance for Water Mains of record in Book 6471, Page 85, said Register's Office; (4) Deed of Conveyance for Sewer of record in Book 6471, Page 77, said Register's Office; (5) Easement to Comcast of record in Instrument 20110620-0047275, said Register's Office; (6) Easement Agreement of record in Book 7224, Page 246, said Register's Office; (7) Easement for Dumpster Facility of record in Book 7224, Page 195, said Register's Office; (8) Easement for Water Mains of record in Book 6956, Page 131, said Register's Office; (9) Sanitary Sewer Easement of record in Book 6859, Page 672, and Book 6956, Page 495, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 102 Beech Forge Drive, Antioch, TN 37013

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. 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 my hand this 2nd day of August, 2017.

Carol Sutton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Sutton, 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.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.