File Box 8

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Stephanie Johnson
5732 Stone Brook Drive
Brentwood, TN 37027
SEND TAX BILLS TO:
Fairway Independent Mortgage Corp.
P.O. Box 117298
Carrollton, TX 75011

BILL GARRETT, Davidson County
Trans: T20170076997 DEEDWARR
Recvd: 09/01/17 14:14 2 pgs
Fees: 13.00 Taxes: 743.70
20170901-0090285

WARRANTY DEED

(Map 160-14-D, Parcel 17.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BROOKE MARIE WEAVER, an unmarried individual,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **STEPHANIE JOHNSON and ELIZABETH JOHNSON as Joint Tenants with rights of survivorship,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No.5732 on the Plan of Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

BEING the same property conveyed to BROOK MARIE WEAVER, AN UNMARRIED INDIVIDUAL, by Warranty Deed from JESSICA SHANNON CARTER, AN UNMARRIED INDIVIDUAL, of record in Instrument No. 20151223-0128963, dated December 18, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, pages 376 - 377; Master Deed for Brentwood Trace Condominiums, Section Two of record in Book 5818, page 915 and amended in Book 5868, page 70; Storm Water Detention Agreement of record in Book 5861, page 461; Easement for Water Mains in Book 5878, page 489; Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 5818, page 91; Easements as set forth in the Declaration of Covenants, Conditions and of record in Book 5818, page 91; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5732 Stone Brook Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of August, 2017.

Brooke Marie Weaver
BROOKE MARIE WEAVER

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 Brooke Marie Weaver, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2017.

Notary Public

My Commission Expires: 9-26-19

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $201,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of August, 2017.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

File No. 20170708