Davidson County	DEEDWARR
Recvd: 09/01/17 15:26	3 pgs
Fees:18.00 Taxes:873.20	
20170901-0090452	

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $236,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2017. Notary Public My commission expires: 7/2/18
(Notary Stamp)	MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rasheda Crockett and Keith Crockett	New Owner	149-15-0A-267.00-CO
1676 Bridgecrest Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ricky M. Johnson,, II, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Keith Crockett and Rasheda Rogers-Crockett, Joint Tenancy With Full Rights Of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 169 on the plan of Phase 3, Cambridge Forest, R-15 Residential P. U. D. of record as Instrument No. 20010628-0068483, and amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky M. Johnson, II, a married man by Warranty deed from Ronnie L. Littlejohn, unmarried of record in Instrument No. 20130313-0024865 Register's Office for Davidson County, Tennessee, dated March 08, 2013 and recorded on March 13, 2013. Yashira Johnson, spouse of Ricky M. Johnson II, hereby joins in this conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise.

This is ☒ improved ☐ unimproved property known as **1676 Bridgecrest Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of August, 2017.

Ricky M. Johnson, II

Yashira Johnson

By: Ricky M. Johnson, II
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ricky M. Johnson,, II, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above, and who further acknowledged that he is the Attorney In Fact for Yashira Johnson and that he is authorized by Yashira Johnson to execute this instrument on her behalf by virtue of power of attorney being recorded in Record Book _____, Page _____, in Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal this 30th day of August, 2017.

Notary Public
My Commission Expires: 4/18/21

SolomonParks File No. 60170177

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY