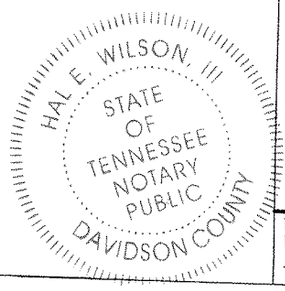
Davidson County DEEDWARR
Recvd: 09/01/17 16:04 2 pgs
Fees:13.00 Taxes:395.90
20170901-0090524

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,000.00.**

Affiant

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

Notary Public
My Commission expires: 7/5/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Courtney Adair Johnson	Acopia Home Loans	081-14-0-043.00
2406 Scovel Street	1321 Murfreesboro Pike Suite 200	
Nashville, TN 37208	Nashville, TN 37217	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Colleen Smeekens**, unmarreid, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney Adair Johnson, an unmarried woman and Thomas J. Johnson, Sr., an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of Bransford Realty Co's Subdivision of Lots nos. 1-10 inclusive and other lots in Mrs. E.S. Clark's subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Colleen Smeekens, by deed from Wilson Enterprises, Inc., on September 20, 2004, of record in Instrument Number 20040927-0116270, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 90, Register's Office Davidson County, Tennessee.

This is improved property known as: **2406 Scovel Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2017.

Colleen Smeekens

STATE OF NC
COUNTY OF Buncombe

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Colleen Smeekens** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2017

My commission expires 9/18/19

Diane B Rumfelt
Notary Public

DIANE B. RUMFELT ★ NC
NOTARY PUBLIC
BUNCOMBE COUNTY ★

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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

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