BILL GARRETT, Davidson County
Trans:T20170077641 DEEDWARR
Recvd: 09/05/17 14:50 2 pgs
Fees:13.00 Taxes:943.50
20170905-0091238

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sylvia M. Crawford
8713 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

MAP/PARCEL 142-13-0C-096.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James F. Johnson and Elizabeth O. Johnson, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Sylvia M. Crawford, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8713, together with the carport designated Number 8713-C in River Plantation, Section Eleven, Phase 1A, a Condominium, a Horizontal Property Regime, located in Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartments, recorded in Plat Book 9700, Page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 1A Condominium Apartments contained in the Master Deed recorded in Book 10628, Page 661 as amended and supplemented are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James F. Johnson and Elizabeth O. Johnson, husband and wife by Warranty deed from Mary M. Kelley, unmarried of record in Instrument No. 20140805-0070054 Register's Office for Davidson County, Tennessee, dated August 01, 2014 and recorded on August 05, 2014.

This is improved property known as: **8713 Sawyer Brown Road, Nashville, Tennessee 37221**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs

and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. Her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30th day of August, 2017.

WITNESS MY HAND on this the 15th day of August, 2017

James F. Johnson

Elizabeth O. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James F. Johnson and Elizabeth O. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of August, 2017.

NOTARY PUBLIC

KEVIN A. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: JAN 0 8 2019

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 30 day of August, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-18-18

File No: 170622