Bill Garrett Davidson County
Batch# 30089 DEEDWARR
11/27/2017 03:53:00 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20171127-0120885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

W-CL-17-1305

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tavares Poore and Cherisse Poore	Regions Mortgage	
(NAME)	(NAME)	
1305 Cadogan Way	2090 Parkway Office Circle	**149-02-0B-009.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREKA M. JOHNSON F/K/A ANDREKA M. GRIGSBY AND REGINALD JOHNSON, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAVARES J. POORE AND CHERISSE M. POORE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andreka M. Grisby, married, and Joseph T. Grigsby, her husband by Warranty Deed from Peter Guy Lanza and wife, Kimberly R. Lanza of record in Instrument No. 20081006-010235 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 06, 2008.

Final decree of Divorce recorded on July 03, 2017, recorded in Instrument No. 20170703-0066736.

The said Andreka M. Grisby having since married and is now known as Andreka M. Johnson.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page (s) 92 through 94, Inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409 and Book 6306, page 833, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square HOA of record in Book 6236, Page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564 and Book 6300, page 423, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6236, Page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, in the Register's Office for Davidson County, Tennessee.
- Information Brochure of record in Book 6236, Page 726, as amended in Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7389, Page 189 and Book 7389, Page 213, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Cadogan Way, Antioch, Tennessee 37013**.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF NOVEMBER, 2017.

Andreka M. Johnson f/k/a Andreka M. Grigsby

Reginald Johnson, Jr., spouse of Andreka M. Johnson, hereby joins in this conveyance and does transfer and convey any and all marital interest Reginald Johnson, Jr. may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREKA M. JOHNSON F/K/A ANDREKA M. GRIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD JOHNSON, JR., the within named bargainor, 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, this the 20th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212