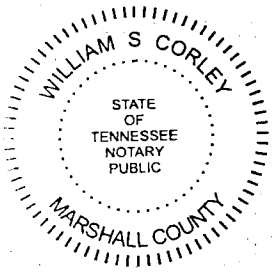
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Robert Johnson	Mortgage Investors Group	161-11-0-014.00
(NAME) 566 Huntington Parkway	(NAME) 8320 East Walker Springs Ln. Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49212 DEEDWARR
01/19/2018 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180119-0005771

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 considerations, the receipt of which is hereby acknowledged, we, **Shannon Riek and Andrew Riek, wife and husband, and** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 323 on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon Riek and Andrew Riek by Warranty Deed from Misty Chambers, dated 10/23/2014, recorded 10/28/2014, of record in Instrument No. 20141028-0099376, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4577, Page 789, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2338, Page 222, Book 2338, Page 226, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 566 Huntington Parkway, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 18th day of January, 2018.

Shannon Riek by Tonja B attorney in fact
Shannon Riek

Andrew Riek by Tonja B attorney in fact
Andrew Riek

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonja Barron, with whom I am personally acquainted and who proved herself to be the attorney in fact of Shannon Riek and Andrew Riek and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2018.

Michelle Pepper
Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

