WARRANTY DEED

Bill Garrett Davidson County
Batch# 70284 DEEDWARR
03/16/2018 03:22:54 PM 2 pgs
Fees: $13.00 Taxes: $658.60

20180316-0025197

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 8/16/18

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mariah Tylonda Benimon	New Owner	025 04 0 059.00
(NAME)	(NAME)	
304 McCoin Dr.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy D. Johnson, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mariah Tylonda Benimon, unmarried,** hereinafter called the GRANTEES, their heirs and 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 Lot No. 13 on the Plan of Franklin Heights at Goodlettsville, Tennessee, as shown by plat of record in Book 2083, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jeremy D. Johnson, unmarried, by Warranty Deed from Amanda K. Baskin, unmarried, dated 10/18/11 and recorded 10/19/11 in Instrument No. 20111019-0081218, in the Register's Office of Davidson County, Tennessee.

The Said Jeremy D Johnson has since married and his wife, Eliza C. Johnson, herein joins to convey any and all right and interest she may have; especially her marital rights.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on the plan of record in Plat Book 2083, Page 91, said Register's Office.

Subject to restrictions of record in Book 2278, page 409, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 304 McCoin Dr., Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14th day of March, 2018.

3-14-18
Jeremy D. Johnson

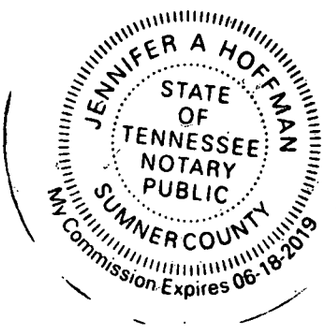
Eliza C. Johnson 3/14/18
Eliza C. Johnson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy D. Johnson and Eliza C. Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2018.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19



File No.: 20181713