Bill Garrett Davidson County
Batch# 84519 DEEDWARR
04/25/2018 10:20:12 AM 2 pgs
Fees: $13.00 Taxes: $839.53
20180425-0038873

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
David A. Johnston
4028 Hoggett Ford Road
Hermitage, TN 37076

MORTGAGEE
Peoples Home Equity
8351 E. Walker Springs Ln., Ste. 200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
097-02-0-A-258.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brooke Vail Kelton and husband, Gabriel Ernest Kelton,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David A. Johnston and Cheryl L. Johnston, husband and wife,** 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. 258 on the plan of Villages of Riverwood, Section One, Phase 3-A, Revision One, as shown on the plat of same of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brooke H. Vail, by deed from Taylor A. Durham and wife, Brittney Durham (f/k/a Brittney Robinson) dated August 16, 2013 of record in Instrument No. 201308230089011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200804080035557, 201709060091483 and 201107180054638; Right of Way Easement of record in Instrument No. 201001080001965; Stormwater Drainage Easement Agreement of record in Instrument No. 200812090118828; Quit Claim Deed for Common Area of record in Instrument No. 201104270032200; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 201106300050230, Register's Office for Davidson County, Tennessee.

Gabriel Ernest Kelton herein joins in to convey any and all rights and interest he may have.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4028 Hoggett Ford Road Hermitage, TN 37076.**

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 our hands this 23rd day of April, 2018.

Brooke Vail Kelton

Gabriel Ernest Kelton

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brooke Vail Kelton and Gabriel Ernest Kelton, the bargainor(s) 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 23rd day of April, 2018.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $226,900.00.

AFFIANT

Subscribed and sworn to before me this ~~23rd~~ 24th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 10-7-19

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.