WARRANTY DEED

Bill Garrett Davidson County
Batch# 94620 **DEEDWARR**
05/21/2018 09:49:59 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180521-0048238

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-7-22

(AFFIX SEAL)

KAREN MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Danielson	Envoy	181-10-0-E-090.00 CO
(NAME)	(NAME)	
5312 Missionary Way	10494 Katy Freeway	#250
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Houston TX 77043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Douglas A. Johnston and Debbie A. Johnston, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Danielson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 90 on the Plat of Phase One, Section Three, High Point, of record as Instrument No. 20120507-0039277, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Douglas A. Johnston and Debbie A. Johnston, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 14, 2013, of record in Instrument No. 20130221-0017646, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plat of record in Instrument No. 20120507-0039277; Restrictions of record in Instrument No. 20110603-0042709 and Instrument No. 20120912-0082818; Articles of Incorporation/ Charter of record in Instrument No. 20100113-0003233; Easement for access of record in Instrument No. 20080214-0014939 and Instrument No. 20100628-0050273; Easement for stormwater management facilities of record in Instrument No. 20090309-0020470; Easements for detention/ water quality ponds/ water quality unit etc. of record in Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517; Easement to Comcast of record in Instrument No. 20090714-0065912; Easement for sanitary sewers, water line etc. of record in Instrument No. 20110411-0027742; Agreement for sanitary sewers, drainage of record in Instrument No. 20090805-0073466; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5312 Missionary Way, Brentwood, TN 37027
(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 our hands this 18th day of May, 2018.

Douglas A. Johnston

Debbie A. Johnston

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Douglas A. Johnston and Debbie A. Johnston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 27579

