WARRANTY DEED

Bill Garrett Davidson County
Batch# 107828 DEEDWARR
06/25/2018 11:09:29 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20180625-0060966

M-BR-18-01781

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

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)
Aubrey Lee Johnson	Loandepot.com, LLC	
(NAME)	(NAME)	
1781 Merritt Street	4800 N. Scottsdale Rd,Ste 3800	**053-06-0A-197.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITY TRUST COMPANY CUSTODIAN FBO MICHAEL LUNING IRA Z132696,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AUBREY LEE JOHNSON, UNMARRIED,** hereinafter called the Grantees, 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. 197 on the Plan of Waterford, Phase 2 of record in Plat Book 7900, Pages 412 and 413, 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 Equity Trust Company Custodian FBO Michael Luning IRA Z132696 by Successor Trustee's deed from Robert S. Coleman, Jr., Successor Trustee of record in Instrument No. 20160920-0098936 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on September 20, 2016.

NOTE: THIS PROPERTY HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee.
- All matters on Boundary Plat of record in Plat Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294; as amended in Book 8694, Page 216; Book 8699, Page 462; Book 9432, Page 988; and Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
- By-Laws of Waterford Homeowner's Association, Inc. of record in Book 8715, Page 583, as amended in Instrument Number 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
- Charter of Waterford Homeowner's Association, Inc. of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Waterford Homeowner's Association, Inc. of record in Book 8715, Page 590, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of record in Book 2025, Page 225, 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: **1781 Merritt Street, Old Hickory, Tennessee 37138**.

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 hand this the 19 DAY OF JUNE, 2018.

Equity Trust Company Custodian FBO Michael Luning IRA Z132696

BY: Matthew Collier

Printed MATTHEW COLLIER

Its Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned Notary Public, personally appeared Matthew Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CORP AL SIGNER of EQUITY TRUST COMPANY CUSTODIAN FBO MICHAEL LUNING IRA Z132696, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its CORP AL SIGNER.

Witness my hand and official seal, this the 19 of June, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

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