Bill Garrett Davidson County
Batch# 122591 DEEDWARR
07/31/2018 10:36:13 AM 2 pgs
Fees: $13.00 Taxes: $687.83
20180731-0074523

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

ADDRESS NEW OWNER
Kirkland DeFils
252 Cobblestone Place Drive
Goodlettsville, TN 37072

MORTGAGEE
Peoples Home Equity
8351 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP034 01 0F
PARCEL 051.00CO

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, We, **Justin Johnston and Lauren Johnston, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirkland DeFils, an unmarried man,** 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 Unit No. 54 on the plan of Cobblestone II Townhomes, of record in Instrument No. 20160401-0031281, Scrivener's Affidavit in Instrument No. 201705014-0042305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren Gaines, unmarried and Justin Johnston, unmarried as tenants in common with full right of survivorship, by deed from Mid-TN Capital, LLC, dated May 11, 2017 and of record in Instrument No. 20170515-0048174, Register's Office for Davidson County, Tennessee.
Lauren Gaines and Lauren Johnston is one and the same person.

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 Book 2271, Page 71, Book 3870, Page 687, Instrument No. 20081229-0123139 and Instrument No. 20160401-003779; Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes a Townhouse Planned Unit Development in Instrument No. 20160401-0031281, First Amendment in Instrument No. 20160929-0102734, Scriveners Affidavit in Instrument No. 20170501-0042305 and Second Amendment in Instrument No. 20180424-0038505; HOA Charter in Instrument No. 20160401-0031280; Inspection and Maintenance Agreement for Stormwater Management Facilities of record in Instrument No. 20150825-0085830; Easements in Plat Book 421, Page 44, Plat Book 2330, Page 10; Book 2443, Page 558; Easement in favor of the City of Goodlettsville of record in Book 4362, Page 996 and Book 4468, Page 452 and Instrument No. 20080612-0060827; Easement in favor of American Telephone and Telegraph of record in Book 7030, Page 404; Easement in favor of State of Tennessee of record in Book 8590, Page 304; Easement to Communication Systems of record in Instrument No. 20020215-0019975 and Instrument No. 20040819-0100484; Subject to all matters within Deed of record in Instrument No. 20060628-0077506; Charter Right of Way of L & N Railroad; Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20090114-000365; all notes and matters (on Scrivener's Affidavit) Exhibit "B" The Placement of Units on Cobblestone II of record in Instrument No. 20170501-0042305; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20100311-0018694 and Instrument No. 20140114-003779, Register's Office for Davidson County, Tennessee.

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 Grantees.

This is improved property known as: **252 Cobblestone Place Drive Goodlettsville, TN 37072.**

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 13th day of July, 2018.

Justin Johnston

Lauren Johnston

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Justin Johnston and Lauren Johnston, husband and wife, 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 13th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 1.1.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $185,900.00.

AFFIANT

Subscribed and sworn to before me this 13th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-19