STATE OF Tennessee
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: NOV 0 8 2021
File No. 18-2378

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 124890 DEEDWARR
08/06/2018 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180806-0077034

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shaquilla M. Johnson (NAME)	Nations Lending Corporation (NAME)	042-04-0-073
538 Amquiwood Court (STREET ADDRESS)	4 Summit Park Drive, Suite 200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Independence, OH 44131 (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Frank D. Brinkley and Velma H. Brinkley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaquilla M. Johnson, an unmarried woman,** 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:

Being Lot No. 21-A, on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place, of record in book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank D. Brinkley and wife, Velma H. Brinkley, by Deed dated August 21, 1998 from C & B Properties, a Tennessee General Partnership, in Book 11082, Page 594, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6148, page 537, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 628, revised in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 538 Amquiwood Court, Madison, TN 37115.

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. Whenever 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 hand(s) this 3rd day of August, 2018.

Frank D. Brinkley

Frank D. Brinkley

Velma H. Brinkley

Velma H. Brinkley

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of August, 2018, before me personally appeared Frank D. Brinkley and Velma H. Brinkley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of August, 2018.

MICHAEL A. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER