THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 135730 DEEDWARR
08/31/2018 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20180831-0086841

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven L. Johnson 3324 Towne Ridge Drive Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	150-11-0-050.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DAREATH L. DILLARD, formerly known as Dareath L. Webb, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **STEVEN L. JOHNSON, single man**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Section Two, Towne Village of the Country, of record in Plat 5200, Page 176 and 177, 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 Dareath L. Webb, an unmarried woman, by Special Warranty Deed from Fannie Mac A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of direction or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for Record at Instrument Number 20090520·0046582, in the Register's Office of Davidson County, Tennessee, of record on October 7, 2010, at Instrument No.20101007-0080473, Davidson County Register of Deeds.

Dareath L. Webb is now known as Dareath L. Dillard.
Dareath L. Webb is now known as Dareath Dillard.
This property is commonly known as **3324 Towne Ridge Drive, Antioch, TN 37013**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 31st day of **August, 2018**:

Dareath L. Dillard by Steve Johnson Attorney in Fact
Dareath L. Dillard

STATE OF TENNESSEE

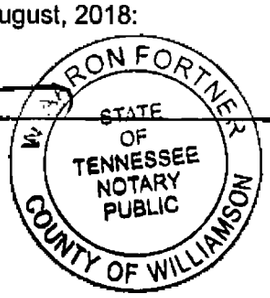
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAREATH L. DILLARD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of August, 2018:

Notary Public

My Commission Expires: 5/31/22



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

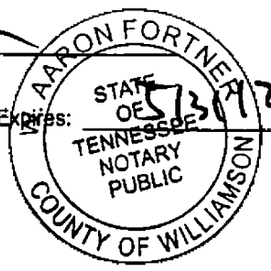
Amanda Mercer

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2018:

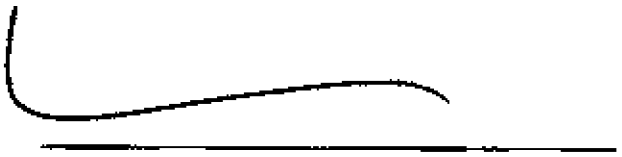
Notary Public

My Commission Expires: 5/31/22



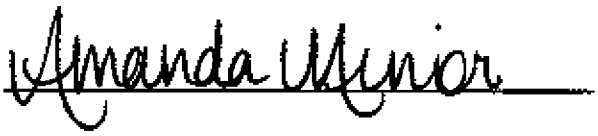
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

