WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153704 DEEDWARR
10/24/2018 10:19:43 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20181024-0105296

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Claire Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christa D. Johnson (NAME)	Citizens Bank (NAME)	097 02 0A 438.00
2718 River Vista Ct. (ADDRESS)	6100 Tower Circle #600 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Cameron Wilhite and Jessica Lee Wilhite, a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christa D. 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:

LAND in Davidson County, Tennessee, being Lot No. 438 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Cameron Wilhite and Jessica Lee Wilhite, a married couple, by Warranty Deed from Tara Morrison, unmarried, dated December 1, 2017 and recorded on December 7, 2017, in Instrument No. 20171207-0125053, in the Register's Office for Davidson County, Tennessee.

The 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20140416-0031645, and as amended in Instrument Number 20170906-0091483, said Register's Office.

Subject to Conveyance of Common Areas of record in Instrument Number 20170621-0062253, said Register's Office.

Subject to Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20130124-0007799, said Register's Office.

Subject to Sanitary Sewer Easement of record in Instrument Number 20051219-0152201, said Register's Office.

Subject to Stormwater Drainage Easement of record in Instrument Number 20051219-0152202, said Register's Office.

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Subject to Restrictive Covenant for Detached Structure in Instrument Number 20150612-0055687, said Register's Office.

Subject to Easements of record in Instrument Numbers 20081209-0118828, 20100108-0001965, 20100108-0001966, as amended in 20161101-0115412, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2718 River Vista Ct., Hermitage, TN 37076
(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 my/our hands this 19th day of October, 2018.

John Cameron Wilhite

Jessica Lee Wilhite

State of Alabama
County of Tuscaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Cameron Wilhite and Jessica Lee Wilhite, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2018.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 08-03-2019

File No.: 20181823