THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181218616

Karen Y Johnson Davidson County
Batch# 178920 **DEEDWARR**
12/31/2018 08:38:39 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20181231-0125956

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,500.00

Affiant

Subscribed and sworn to before me, this 26th day of December, 2018.

Notary Public
My Commission Expires

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leyla Givens 820 Winchester Close Antioch TN 37013	New Owner	Tax Parcel ID No. 151-10-0A-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlette Price Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leyla Givens , single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 274 on the Plan of Villages of Long Hunter, Phase 1, a Planned Unit Development, as of record in Instrument No. 20010123-0006894 and amended in No. 20040526-0061712, Registers' Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby J. Johnson and Charlette Price Johnson by Warranty deed from Charles Hightower and wife, Patricia J. Guffey of record in Instrument No. 20050721-0084743 Register's Office for Davidson County, Tennessee, dated 07/15/2005 and recorded on 07/21/2005.

The said Bobby J. Johnson died on June 24, 2017, Affidavit of Death is of record at Instrument No. 20180628-0062757, Register's Office for Davidson County, Tennessee.

Being also known as 820 Winchester Close Antioch, Tennessee 37013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument No. 20010123-0006894 and Instrument No. 20040526-0061712, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of PUD Boundary Plat of record as Instrument Number 20000207-0012630, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010531 0056382 amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of The Villages of Long Hunter Homeowners Association, Inc. of record in Instrument Number 20041022-0127537, in the Register's Office for Davidson, County, Tennessee.

Charter for Villages of Long Hunter HOA of record in Instrument Number 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
Sewer easement of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.

Grant of easement of record in Instrument Number 20000906-0088271 and 20000906-0088272, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress to cemetary of record in Book 1115, Page 302 and Book 1101, page 457, in the Register's Office for Davidson County, Tennessee.

TVA Line easement of record in Book 2338, Page 406, Book 4446, page 423, Book 4535, page 351, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 8358, Page 91 & 94 and Book 8197, page 288, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 820 Winchester Close Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of December, 2018.

Charlette Price Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlette Price Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022