WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

O-VRES-18-1440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFI

Karen Johnson Davidson County
Batch# 192716 **DEEDWARR**
02/07/2019 08:41:19 AM 2 pgs
Fees: $13.00 Taxes: $875.05

20190207-0011611

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria Miller	**LoanDepot.com, LLC**	
(NAME)	(NAME)	
1440 Good Night Court	**26642 Towne Centre Drive**	**041-03-0A-084.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAMARRQUEO D. JOHNSON, HAVING ERRONEOUSLY TAKEN TITLE AS LAMARRQUE O D. JOHNSON, AND TIARA JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLORIA MILLER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Final Plat Section Two, Vantage Pointe (Formerly North Forty) a Cluster Lot Subdivision of record in Plat at Instrument No. 20060406-0040015, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LaMarrque O D. Johnson, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20090130-0007998 Register's Office for Davidson County, Tennessee, dated January 28, 2009 and recorded on January 30, 2009.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20060406-0040015, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20031009-0150482, as amended in Instrument No. 20060830-0107227 and Instrument No. 20061002-0121913, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20060830-0107227, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060829-0106727, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20011102-0119701, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1440 Good Night Court, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31st DAY OF JANUARY, 2019.

LaMarrqueo D. Johnson

Tiara Johnson

STATE OF ~~TENNESSEE~~ Texas HC
COUNTY OF ~~DAVIDSON~~ Galveston HC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAMARRQUEO D. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Holly F Lechner
Notary Public
My Commission Expires: 8/13/22
(SEAL)

HOLLY F LECHNER
Notary Public, State of Texas
Comm. Expires 08-13-2022
Notary ID 13167761-1

STATE OF ~~TENNESSEE~~ Texas HC
COUNTY OF ~~DAVIDSON~~ Galveston HC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIARA JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Holly F Lechner
Notary Public
My Commission Expires: 8/13/22
(SEAL)

HOLLY F LECHNER
Notary Public, State of Texas
Comm. Expires 08-13-2022
Notary ID 13167761-1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212