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MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0099S-19

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of March, 2019

Notary Public
My Commission Expires: 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 209657 DEEDWARR
03/25/2019 12:15:34 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20190325-0026769

Address of New Owner	Send Tax Bills To:	
Melissa Carol Harkreader 1123 Frewin Street Nolensville, TN 37135	Franklin Synergy 722 Columbia Ave. Franklin, TN 37064	Map/parcel: 187-05-0A-041.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE

Carolyn T. Johnston, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Carol Harkreader, a single woman

HEREINAFTER CALLED THE GRANTEE(S), her 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 and being all of Lot No. 41 on the Final Plat of BURKITT SPRINGS, Phase 4B, as appearing of record in Instrument Number 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Carolyn T. Johnston, an unmarried woman by Deed from Regent Homes, LLC, a Tennessee limited liability company dated 2/9/2017 and filed for record in Instrument Number 20170210-0014474, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This conveyance is subject to Restrictions and Easements of record in Instrument Number 20140110-0002949, Instrument Number 20170118-0005499 and Instrument Number 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1123 Frewin Street, Nolensville, TN 37135

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of March, 2019

Carolyn T. Johnston

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal this 18th day of March, 2019

Natalie Davenport
Notary Public

My Commission Expires: 6/19/21

Natalie Davenport
State of Tennessee Notary Public
Rutherford County