WARRANTY DEED

Karen Johnson Davidson County
Batch# 209667 DEEDWARR
03/25/2019 12:22:07 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20190325-0026788

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 4-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Crystal Johnson	Primary Residential Mortgage, iNC.	164 06 0B 089.00
(NAME)	(NAME)	
518 Bradburn Village Cir	1480 N. 2200 W.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Latoya Powell, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Crystal 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:

Being all of Unit No. 132, on the Plan of Townhomes of Bradburn Village, Phase One, as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884, and as amended and restated in Instrument No. 20070817-0098536, and as shown on the Exhibit Plat attached as Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Latoya Powell by Warranty Deed from Lindsey A. Simmons, married and Kathleen A. Dawson and husband, T. Michael Dawson dated March 27, 2015 and recorded April 1, 2015 as Instrument No. 20150401-0028190, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 518 Bradburn Village Circle, Antioch, TN 37013

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 our hands this 22nd day of March, 2019

Latoya Powell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Jacob Alsup, a Notary Public in and for said County and State aforesaid, the within-named , Latoya Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of March, 2019 .

Notary Public

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires:

(SEAL) 12/20/20

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

File Number: MFR-1902112SSO