WARRANTY DEED

Karen Johnson Davidson County
Batch# 366452 DEEDWARR
03/04/2020 10:01:47 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20200304-0023724

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/22/2020.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Johnson and Mary A Johnson	WinTrust Mortgage	
(NAME)	(NAME)	063040A03300CO
1545 Stokley Lane	9100 W. Higgins Rd. Ste 300	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Rosemount, IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rubin A Collick and Paula Collick, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Johnson and Mary A Johnson, husband and wife ,** HEREINAFTER CALLED THE GRANTEE, 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. 121 on the Final Plat of Cleveland Hall Subdivision, Phase Three, a Planned Unit Development, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paula Collick and Rubin A. Collick by virtue of that certain Warranty Deed dated April 15, 2016, and being of record at Instrument No. 20160419-0037883, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20060106-0002332 and All matters on Plan Instrument No. 20080201-0010505, Covenants, Conditions and Restrictions of record in Book 11725, Page 76, Instrument No. 20050307-0024504, 20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290, 20081014-0103112 and 20120912-0082762, By-Laws of record at Book 11725, Page 110, Charter recorded at Book 11725, Page 70, Easements of record at Book 5763, Page 287, Book 7844, Page 249, 268, 272, Book 7994, Page 167, B ook 8006, Page 677, Book 8068, Page 524 and Book 11720, Page 325, Agreement of record in Instrument No. 20041115-0136615 and 20060906-0110130, Common Area of record in Instrument No. 20130816-0086466 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1545 Stokley Lane Old Hickory, TN 37138
(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 hand this 28 day of February, 2020

Rubin A Collick

Paula Collick

Rubin A Collick

Paula Collick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rubin A Collick and Paula Collick**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of February, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021