This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
[illegible] Title and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
Y-SB-CRE-20-852

Karen Johnson Davidson County
Batch# 524390 **DEEDWARR**
12/03/2020 12:40:06 PM 2 pgs
Fees: $13.00 Taxes: $1,211.38

20201203-0140599

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $327,400.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2020.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher M. Johnson 852 Daybreak Drive Cane Ridge, TN 37013	New Owner	174-13-0A-164.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL F. FELICIANO AND HANNAH E. FELICIANO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER M. JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 164, on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20150211-0012821, 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 Daniel F. Feliciano and Hannah E. Feliciano, husband and wife, from Leemore Jewelers, Inc. a New York Corporation D/B/A Hearten Home Builders by Warranty Deed dated July 31, 2015 of record in Instrument No. 20150812-0080730, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20150211-0012821; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 852 Daybreak Drive, Cane Ridge, TN 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 852 Daybreak Drive, Cane Ridge, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DF

Witness my hand this the 30th day of November, 2020.

Daniel F. Feliciano

Hannah E. Feliciano

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel F. Feliciano and Hannah E. Feliciano, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY