File Box 13

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Charles D Wiseman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2002.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D Wiseman	Mortgage Lenders of America	59-5-209
(NAME)	(NAME)	
513 Bobwhite Court	8400 West 110th Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Overland Park, KS 66210	
(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, The Estate of Raymond Johnson, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D Wiseman, 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:

Unmarried

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Buena Vista Estates, as of record in Book 4460, page 22, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond E. Johnson, by deed of record in Instrument No. 20011107-0122039, Register's Office for Davidson County, Tennessee. The said Raymond E. Johnson having since died and leaving the said property to be disbursed per court order recorded in Instrument No. 3067-563977.

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

unimproved ☐
This is improved ☒ property, known as 513 Bobwhite Court, Nashville, TN 37218
(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.

Davidson County DEEDWARR
Recvd: 02/13/02 15:56 2pgs
Fees:13.00 Taxes:273.80

20020213-0019343

Witness our hands this 4th day of January, 2002.

The Estate of Raymond Johnson, Sr

By: The Estate of Raymond Johnson, Sr.
Thomas H. Ware, Administrator

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Thomas H. Ware with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the public administrator of the Estate of Raymond Johnson, Sr. and that he as such Public Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as the Public Administrator.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2002.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.