Davidson County DEEDWARR
Recvd: 07/17/07 15:33 2 pgs
Fees:13.00 Taxes:92.13

20070717-0085177

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $24,900.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2007.

Notary Public

My commission expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Choate	NEW OWNER	GO 09433 Map 26-10, Parcel 12
630 Wade Circle		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gina Johnston, unmarried

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

Christopher Choate, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly part of Lot No. 23 on the Plan of Terra View (Revised) Subdivision, of record in Book 1424, page 4, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Wade Circle East, at a concrete monument at the beginning of a curve in the intersection of said Wade Circle East and an un-named 50 foot street; thence with the margin of Wade Circle East, northerly 27.4 feet to a point; thence easterly 200 feet to the east line of Lot No. 23, thence with the line of the same southerly 50 feet to the north margin of said unnamed 50-foot street above mentioned; thence with the margin of said street westerly 177.4 feet to a concrete monument at the beginning of a curve at the intersection of said street and Wade Circle East; thence round said curve, northwesterly 33.7 feet to the point of beginning.

Being the same property conveyed to Gina Johnston by Quitclaim Deed from Mary Lou Johnston, a widow who has not remarried, of record in Instrument No. 20060818-0102129 as re-recorded in Instrument No. 20060829-0106740, both in the Register's Office for Davidson County, Tennessee, dated 8/17/06.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved (____) property known as 630 Wade Circle, Goodlettsville, TN 37072.

GO 09433 Map 26-10, Parcel 12 is the parcel identification number assigned to the property by the county tax assessor's office.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 13, 2007:

Gina Johnston

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Gina Johnston, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this the 13th day of July, 2007.

Notary Public

My Commission Expires: 9/20/08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 13th day of July, 2007.

Notary Public

My Commission Expires:_____

20071297M