Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Reed Johnston	Wilson Bank & Trust	08604003200
(NAME)	(NAME)	
1609 Rachels Retreat Circle	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, we, **H.G. Wainright and wife, Linda D. Wainright**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua Reed Johnston, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 186 on the Final PUD Plan of Phase I, Rachel's Retreat, of record in Plat Book 5200, page 516, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to H. G. Wainright and wife, Linda D. Wainright by Deed from Leland P. Hiatt and wife, Laurie S. Hiatt, dated 10/29/1986 and filed for record on 11/03/1986 in Book 7027, Page 875, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 516, said Register's Office.
Restrictions of record in Book 6056, Page 670, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1609 Rachels Retreat Circle, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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

BILL GARRETT, Davidson County
Trans:T20110064040 DEEDWARR
Recvd: 10/13/11 13:12 2 pgs
Fees:13.00 Taxes:521.70
20111013-0079743

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 GRANTEE(S), their heirs and/or 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 30th day of September, 2011.

H.G. Wainright

Linda D. Wainright

State of TEXAS
County of WILLIAMSON

Personally appeared before me H.G. Wainright and Linda D. Wainright, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2011.

Notary Public _____
My Commission Expires: _____

DANIEL R JIMENEZ
My Commission Expires
August 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122