Return To: 12001560
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyma, TN 37167

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1208

BILL GARRETT, Davidson County
Trans:T20120014826 DEEDWARR
Recvd: 02/29/12 14:23 2 pgs
Fees:13.00 Taxes:499.50
20120229-0017663

Property Address:
527 Glengarry Drive, Nashville, TN 37217
120.09-0-004.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phillip A., Sr. Johnson** and wife **Patricia S. Johnson**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Julie Y.Wingate*and Charles H. Wingate,**** hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

*, unmarried **, married

BEING LOT NO. 107 ON THE PLAN OF Glengarry Park , SECTION One, as shown by Plat Book 2663, Page 72, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Jack C. Spaulding and Mary Ruth J. Spaulding, dated September 9, 2011, and recorded September 22, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20110922-0073501.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 24th day of February, 2012.

Phillip A., Sr. Johnson {Seal}
Phillip A., Sr. Johnson SR

Patricia S. Johnson {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of February, 2012, before me the undersigned officer, personally appeared Phillip A., Sr. Johnson and Patricia S. Johnson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires:

Grantors' Name, Address, Phone:
Phillip A., Sr. Johnson and Patricia S. Johnson

Grantee's Name, Address, Phone:
Julie Wingate
527 Glengarry Drive
Nashville, Tn. 37217

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $135,000.00

Subscribed and sworn before me this the 24th day of February, 2012.

Heather Lee
State of Tennessee Notary Public
Rutherford Co

Affiant

(Affix Seal)

8-20-13 Notary Public