WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051099 DEEDWARR
Recvd: 06/25/15 13:10 2 pgs
Fees:13.00 Taxes:542.05
20150625-0061262

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 1/13/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison K. Bencar	Waterstone Mortgage Corp.	095-09-0-031.00
(NAME)	(NAME)	
208 Gayland Court	N25 W23255 Paul Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Pewaukee, WI 53072	
(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, I, **Raymond Derek Johnson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison K. Bencar, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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, described as follows:

Beginning on the westerly margin of Gayland Court at the northeast corner of Lot No. 9 on the Plan of Gayland, as of record in Book 2083, page 68, Register's Office for said County; thence with the westerly margin of said Court, north 30 deg. 59 min. west 90 feet; thence southwestwardly 147 feet, more or less, to the easterly line of the property conveyed to Maxine Beckwith by deed from Balie P. Waggener and wife, of record in Book 2017, page 483, said Register's Office; thence with said line, south 23 deg. 01 min. east 98 feet to the northwest corner of said Lot No. 9; thence with the northwesterly line of said Lot No. 9, north 59 deg. 41 min. east 162.5 feet to the beginning.

Being the same property conveyed to Raymond Derek Johnson, a married person, by Warranty Deed from Geneva G. Randolph and Bobby C. Weatherly, dated November 27, 2002, of record in Instrument No. 20021202-0147942, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Raymond Derek Johnson by Quitclaim Deed from Johnai L. Johnson, dated October 14, 2010, of record in Instrument No. 20101018-0083308, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 208 Gayland Court, Nashville, TN 37210
(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.

Witness my hand this 22nd day of June, 2015.

_____
Raymond Derek Johnson

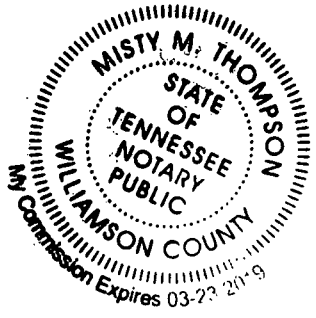
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Raymond Derek Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 20979



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066