WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150057060 DEEDWARR
Recvd: 07/14/15 13:35 2 pgs
Fees: 13.00 Taxes: 351.50
20150714-0068550

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return TO:
File #9703

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen Kotzbauer	F&M Bank,	150-11-01-182.00
(NAME)	(NAME)	
1409 Alteras Cir.	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita K. Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ellen Kotzbauer, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 575 on the Plan of Towne Village of The Country, Section 4-A, as of record in Plat Book 6250, Pages 20-21, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 575 fronts 38.63 feet on the Westerly side of New Overlook Court and runs back 137.28 feet on the Northerly line and 101.21 feet on the southerly line to a broken line in the rear which measures a total of 157.99 feet thereon.

Being the same property conveyed to Rita K. Johnson, by deed of record in Instrument No. 20041202-0143585 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 405 New Overlook Court, Antioch, TN 37013
(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/our hands this 10th day of July, 2015.

Rita K. Johnson

Rita K. Johnson

State of Tennessee
County of Williamson

Personally appeared before me Rita K. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2015.

Notary Public
My Commission Expires: _____

File No.: 9703

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017