BILL GARRETT, Davidson County
Trans:T20160016464 DEEDWARR
Recvd: 02/29/16 14:24 2 pgs
Fees:13.00 Taxes:717.80
20160229-0019052

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CL16-0646

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gimblette	New Owner	
646 Saint Jules Ln	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7043		173-09-0-A-085.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH E. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL GIMBLETTE, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 98 on the Plan of Revision One, Section Two, Lenox Village, of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah E. Johnson, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Instrument No. 20030107-0002653, Register's Office for Davidson County, Tennessee, dated December 30, 2002 and recorded on January 07, 2003.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20020731-0091872, Plat Book 421, Page 146, Instrument Number 20020315-0032825, as amended in Instrument Number 20021226-0158459, Instrument Number 20040526-0062221, Instrument Number 20060120-0007913, Instrument Number 20060321-0032382 and Instrument Number 20080326-0030449, Instrument Number 20020315-0032826 as amended and supplemented by Instrument No. 20021226-0158458, Instrument No.20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No.20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284 and Instrument No. 20070830-0104306, Instrument Number 20020412-0045831, Instrument Number 20020501-0053757 and Re-recorded in Instrument No. 20020507-0056338, Instrument Number 20011106-0121932, Book 7361, page 230 and Book 7985, page 449, and Instrument No. 20010918-0100850, Instrument Number 20011112-0123853, Instrument Number 20020408-0042676 and Instrument No. 20011129-0130322, Instrument Number 20130626-0065783, Instrument Number 20130916-0097049, Instrument Number 20010103-0000902; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 646 Saint Jules Ln , Nashville, Tennessee 37211-7043
(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 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 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 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 hand(s) this 26th day of February, 2016.

Sarah E. Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of February, 2016, before me personally appeared Sarah E. Johnson, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of February, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959