BILL GARRETT, Davidson County
Trans:T20160062684 DEEDWARR
Recvd: 07/21/16 09:52 2 pgs
Fees:13.00 Taxes:1091.50
20160721-0075040

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~Davidson~~ Tuscaloosa

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Barbara L. Johnson
Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

Notary Public

My commission expires ~~My Commission Expires 08-03-2019~~

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chadwick Elliott Fortenberry **Margaret Bailey Fortenberry**	← new owner	**155080C04200**
6648 Autumnwood Drive		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Barbara L. Johnson, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chadwick Elliott Fortenberry and Margaret Bailey Fortenberry, husband and wife

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 42 on the Plan of Poplar Creek Estates, Phase 2, as shown on the plat of record in Plat Book 6900, Page 339-347, and amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Barbara L. Johnson, a married woman, from Sandra Stillwagon f/k/a Sandra Westerman, married, by Warranty Deed dated August 15, 2014 of record in Instrument No. 20140826-0077821, Register's Office for Davidson County, Tennessee. Subject property was never the principal residence of said Grantor nor any of her heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6648 Autumnwood Drive, Nashville, TN 37221.

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 in 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.

BLJ

Witness my/our hand(s) this 14th day of July, 2016.

Barbara L. Johnson

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~Davidson~~ Tuscaloosa

Personally appeared before me, a Notary Public of said County and State, Barbara L. Johnson, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2016.

Amanda Hallman
Notary Public

My Commission Expires:

My Commission Expires 08-03-2019