#11864

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,600.00

Stephanie C. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Stephanie C. Johnson	Peoples Home Equity, Inc. ISAOA ATIMA	12810017900
(NAME)	(NAME)	
641 Hicks Rd.	150 N. Seven oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37922	
(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, We, **Charles Rigby and wife, and Emma Ruth Rigby,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephanie C. Johnson , an unmarried woman,** 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. 174 on the Plan of Stacy Square, Section 4, of record in book 4460, Page 12, Register's Office for said County.

For a more complete description reference is hereby made to said Plan.

Being the same property conveyed to Charles Rigby and wife, Emma Ruth Rigby , by deed of record in Instrument No. 20040708-0081403 , 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 641 Hicks Rd., Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20170022581 DEEDWARR
Recvd: 03/16/17 14:06 2 pgs
Fees:13.00 Taxes:731.12
20170316-0025896

Witness my/our hands this 15th day of March, 2017.

Charles Rigby

Emma Ruth Rigby

State of Tennessee
County of Williamson

Personally appeared before me Charles Rigby and Emma Ruth Rigby, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11864