Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0241

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170060259 DEEDWARR
Recvd: 07/14/17 10:49 2 pgs
Fees: 13.00 Taxes: 932.40

20170714-0070934

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gena Johnson	Franklin American Mtg. Co.	108-04-O-215.00
(NAME)	(NAME)	
120 Fitzpatrick Court	6100 Tower Circle, Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dinah Gregory, a married womand and husband, James Monk**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gena Johnson, an unmarried woman and Linda Johnson- Hannay and James A. Hannay, Wife and Husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 377 on the Plan of Larchwood Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dinah L. Gregory, married by Warranty Deed from Kevin Jay Blaser, married, dated 04/17/2006, recorded on 04/26/2006 of record in Instrument No. 20060426-0047501, in the Register's Office for Davidson County, Tennessee.

The said James Monk joins in this conveyance to waive any all rights in said property.

All matters shown on the plat of record in Plat Book 6900, Page 274, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7216, Page 574, in the Register's Office for Davidson County, Tennessee. Boundary Survey of record in Book 7900, Page 105, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 120 Fitzpatrick Court, Nashville, TN 37214
(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), 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), 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 our hands this 11th day of July, 2017.

Dinah Gregory

James Monk

State of Tennessee
County of Wilson

Personally appeared before me Dinah Gregory and James Monk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2017.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

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