Bill Garrett Davidson County
Batch# 13923 DEEDWARR
10/16/2017 09:51:30 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20171016-0105601

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH day of OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Bontrager and Amber L Bontrager	SAME	147 14 0 079.00
(NAME)	(NAME)	
563 Valleywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Six Thousand And No/100 Dollars ($236,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rory D. Johnson**, an Unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Bontrager and Amber L Bontrager, 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:

Being Lot No. 283 on the Plan of Whispering Hills, Section II-B as of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rory D. Johnson and wife, Lorraine Johnson by Warranty Deed from Timothy D. Clay and wife, Regina G. Clay dated May 24, 1985 and recorded May 28, 1985 in Book 6566, page 101, in said Register's Office for Davidson County, Tennessee.

The said Lorraine Johnson having since died on March 17, 2011, vesting property to Rory D. Johnson as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 563 Valleywood Drive, Nashville, TN 37211

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, has 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.

File Number: FRN-176703SSO

Witness our hands this 11 day of October, 2017

Rory D. Johnson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rory D. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2020

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

File Number: FRN-176703SSO