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

17-03--

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14366 DEEDWARR
10/17/2017 10:53:37 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171017-0106265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

James Virgil Johnson
Affiant

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

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

TENNESSEE NOTARY PUBLIC STATE OF DAVIDSON COUNTY SANDY BALENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber Rinck	Security National Mtg. Co.	06115035900
(NAME)	(NAME)	
3814 Katherine St.	5300 South 360 West, Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murray, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James Virgil Johnson, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amber Rinck, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 281 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 281 fronts 100 feet on the easterly side of Katherine Street and runs back parallel lines 182.4 feet to a dead line.

Being the same property devised to James Virgil Johnson and Sandra Johnson Wilkinson, under the Last Will and Testament of Virgil Clair Johnson, Jr., which will was admitted to Probate for the purpose of establishing Muniment of Title, Probate File No. 13P-611, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and which will was further recorded in Instrument No. 20130508-0046685, in the Register's Office for Davidson County, Tennessee. The said Sandra Johnson Wilkinson conveyed all her right, title and interest to James Virgil Johnson by Deed dated May 13, 2013 of record in Instrument No. 20130517-0049764, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3814 Katherine St., Nashville, TN 37216
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 11th day of October, 2017.

James Virgil Johnson

James Virgil Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Virgil Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

