This Instrument Prepared By:
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Memphis, TN 38119

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Ste. 110
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 77637 DEEDWARR
04/10/2018 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180410-0033571

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of April, 2018, by and between **DEBORAH LYNN JOHNSON,** party of the first part, and **KENT BLANTON AND WIFE, DONNA BLANTON,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE MAP OF JAMES M. PHIPPS ADDITION TO GOODLETTSVILLE, A SUB-DIVISION OF THE CAPTAIN BASS OLD HOME PLACE, AS OF RECORD IN BOOK 547, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTH LINE OF REED OR DEPOT STREET INTERSECTS WITH THE EAST LINE OF DICKERSON PIKE (MAIN STREET - U.S. HIGHWAY 41 E AND 31W), RUNNING THENCE NORTH 15 DEGREES 13' WEST 132 FEET TO A POINT; THENCE NORTH 75 DEGREES 47; EAST 126.70 FEET TO A POINT; THENCE SOUTH 14 DEGREES 15' EAST 134.12 FEET TO A POINT; THENCE SOUTH 76 DEGREES 46'; WEST 124.50 FEET TO THE POINT OF BEGINNING.

Being the same property as conveyed to Deborah Lynn Johnson by deed recorded on November 7, 2011 in Instrument No. 20111107-0087033, Register's office for Davidson, County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; that the same in unencumbered, except for:

2018 (and subsequent years) Davidson County, Tennessee real estate taxes, not yet due and payable; matters shown on recorded plat at Plat Book 547 at Page 151; rights of parties in possession not shown by the public records; roads, ways or easements or claims of easements not shown by public records; liens, or right to liens for services, labor or material imposed by law but not sown by public records; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the property; and pending assessments by any taxing authority not yet filed in public record.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The consideration for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DEBORAH LYNN JOHNSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **DEBORAH LYNN JOHNSON** 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 instrument within for purposes therein contained as his/hers/their free act and deed.

WITNESS my hand and seal, this 9th day of April, 2018.

Notary Public

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My commission expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of April, 2018.

Notary Public

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My commission expires:

Property Address / Tax Parcel Number:

Parcel Number: Parcel 018 16 0 096.00

Real Property Address: 419 N. Main Street, Goodlettsville, TN 37072

Name and Address of Property Owner:

Kent and Donna Blanton
419 N. Main Street
Goodlettsville, TN 37072

Mail Tax Notices To:
Kent and Donna Blanton
419 N. Main St.
Goodlettsville, TN 37072

True Copy Certification

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

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

