WHEN RECORDED RETURN
Midtown Title, LLC
1704 Charlotte Avenue, #
Nashville, TN. 37203
File No. 1-18-2116

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 9-20-21

(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
Denise L. Johnston	**Churchill Mortgage Corporation**	075120c04600co
(NAME) 747 Tulip Grove Rd., Unit 903	(NAME) **761 Old Hickory Blvd # 400**	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Brentwood TN 37027**	
(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, **Suzanne E. Gaulden and Stephen Gaulden, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denise L. Johnston, a single 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. 46, Unit 903 in Building 9, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne E. Wilson, an unmarried woman, from Michael J. Tomlinson and Michele E. Tomlinson by Warranty Deed of record in Instrument No. 20130304-0021363, Register's Office for Davidson County, Tennessee. Suzanne E. Wilson now known as Suzanne E. Gaulden.

This conveyance is subject to any and all existing restrictions and easements of record.

Stephen Gaulden joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 747 Tulip Grove Rd., Unit 903, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 99766 **DEEDWARR**
06/04/2018 10:54:41 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180604-0052893

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.

Witness my/our hands this 31st day of May, 2018.

Suzanne E. Gaulden

Stephen Gaulden

State of Tennessee
County of Williamson

Personally appeared before me Suzanne E. Gaulden and Stephen Gaulden, 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 31st day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 13147

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-20[illegible]