Karen Y Johnson Davidson County
Batch# 145239 **DEEDWARR**
09/26/2018 08:56:39 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180926-0095233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Mandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 2018.

AL FRAZIER
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/26/22

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
First Service Corporation of Dickson 611 East College St. Dickson, TN 37055	First Service Corporation of Dickson 611 East College St. Dickson, TN 37055	026-06-0A-068.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

EUSTINA M. CARLTON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

FIRST SERVICE CORPORATION OF DICKSON, A TENNESSEE CORPORATION

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 58 as shown on the map entitled Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EUSTINA M. CARLTON, UNMARRIED, by deed from FIRST FEDERAL BANK, of record in Instrument No. 20150917-0094500, dated September 15, 2015, said Register's Office.

This improved property is known as 149 Canton Court, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 19 day of September, 2018.

Eustina M. Carlton

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eustina M. Carlton, the within named 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 at office, this 19 day of September, 2018.

Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY