WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158533 DEEDWARR
11/13/2018 12:37:05 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20181113-0111709

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew H. Yeager and Holly G. Yeager	New Owner	150-10-0-234.00
(NAME)	(NAME)	
3712 Lake Towne Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Daniel Johnston and wife, Courtney Nunnally Johnston,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew H. Yeager and Holly G. Yeager, 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. 77 ON THE PLAN OF SECTION 3, JAMESTOWN ESTATES, OF RECORD IN PLAT BOOK 6900, PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHERYL ROESSLER, UNMARRIED, BY WARRANTY DEED FROM REBECCA J. SETTERBERG, DATED AUGUST 23, 2001, OF RECORD IN INSTRUMENT NO. 20010911-0098750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO DANIEL JOHNSTON, AN UNMARRIED MAN, BY QUITCLAIM DEED FROM CHERYL MAGER, FORMERLY KNOWN AS CHERYL ROESSLER, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED WOMAN, DATED NOVEMBER 12, 2013, OF RECORD IN INSTRUMENT NO. 20131211-0125342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3712 Lake Towne Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 6900, page 866; restrictions of record in Book 7476, page 643; Book 7502, page 11; Book 7861, page 420 and Book 8149, page 337; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 1st day of November, 2018.

Daniel Johnston

Courtney Nunnally Johnston

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Johnston and Courtney Nunnally Johnston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28061

