# WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Candice Chenille White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0984

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Carol P. Johnson and Joe W. Johnson | United Wholesale Mortgage | Map: 15003021000 |
| (NAME) 3105 Country Way Road | | |
| (ADDRESS) Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | | |

Karen Y Johnson Davidson County
Batch# 177124 **DEEDWARR**
12/21/2018 11:21:45 AM 2 pgs
Fees: $13.00 Taxes: $854.70
20181221-0124355

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-ONE THOUSAND AND NO/100 DOLLARS ($231,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CANDICE CHENILLE WHITE, AN UNMARRIED WOMAN**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**CAROL P. JOHNSON AND JOE W. JOHNSON, WIFE AND HUSBAND**,

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. 29, Section Two, Harbor Landing, as of record in Book 6250, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Candice Chenille White, an unmarried woman, by Quitclaim Deed from Candice Chenille White, unmarried, and Charla White Mason, f/k/a Charla White, married, of record in Instrument 20181221-0124354, said Register's Office. And being the same property conveyed to Candice Chenille White, an unmarried woman, by Quitclaim Deed from Candice Chenille White and Charla Chenille White, an unmarried woman, dated July 13, 2015, of record in Instrument No. 20150810-0079156, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20070214-0018705, said Register's Office, and deed of record in Instrument No. 20040902-0106329, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 352, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6956, Page 99 and Book 6956, Page 116, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6319, Page 65, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3105 Country Way Road, Antioch, TN 37013
(House No.) (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 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 20th day of December, 2018.

Candice Chenille White

Candice Chenille White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candice Chenille White, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of December, 2018.

Notary Public

My Commission Expires:

3/10/19

