Return To: 19-2184
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:
Peter J. Johnson
2507 Stinson Road
Nashville, TN 37214

SEND TAX BILLS TO:

~~New Owner~~
Mortgage Investors
8320 E. Walker Springs Ln. Ste. 200
Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-205

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

****

The actual consideration or value, whichever is greater, for this transfer is $ 219,000.00.

AFFIANT

Sworn to and subscribed to before me this 30 day of April, 2019.

My commission expires: 9-6-20

NOTARY PUBLIC

MAP & PARCEL
084-16-0-065.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 224816 DEEDWARR
05/02/2019 11:26:23 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20190502-0040863

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETEEN THOUSAND AND 00/100 DOLLARS ($219,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Misty L. Armour and Christopher J. Gonzales, wife and husband** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Peter J. Johnson and Hannah E. Vick** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hargis Heights of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 75 feet on the Southerly side of Stinson Road and runs back between lines, 198.8 feet on the Westerly line and 199.2 on the Easterly line to a dead line, on which it measures 75 feet.

Being the same property conveyed to Misty L. Armour and Christopher J. Gonzales, wife and husband by Warranty deed from Linda McCool, a single woman of record in Instrument No. 20050701-0076359 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 01, 2005.

Being also known as 2507 Stinson Road Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **April, 2019**.

Misty L. Armour

Christopher J. Gonzales

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Misty L. Armour and Christopher J. Gonzales, wife and husband**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY