Karen Johnson Davidson County
Batch# 336880 DEEDWARR
12/31/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $893.55
20191231-0135098

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Raphael F. Johnston & Carol L. Johnston
140 Buckingham Court
Goodlettsville, TN 37072

SEND TAX BILL TO:
SWBC Mtg. Corp.
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL 026-07-0-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Y. Whitlock, a single woman, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Raphael F. Johnston and Carol L. Johnston, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Subdivision of Windsor Green, Phase II - Section II of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Y. Whitlock, an unmarried person by Warranty deed from M. Katherine Whitley, widowed of record in Instrument No. 20071015- 0122018 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 15, 2007.

This is improved property known as: **140 Buckingham Court, Goodlettsville, Tennessee 37072.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

Possession to be given 31st day of December, 2019.

WITNESS MY HAND on this the 31st day of December, 2019

Linda Y Whitlock
Linda Y. Whitlock

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (GP)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Linda Y. Whitlock,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of December, 2019.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $241,500.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of December, 2019.

Tammy Sexton
NOTARY PUBLIC

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

My Commission Expires:

File No: 190754

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.