WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Debbie A. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of June, 2020.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Kauffman	Cardinal Financial Company, Limited Partnership dba Peoples Home Equity	**053-06-0-A-197.00CO**
(NAME)	(NAME)	
1781 Merritt Street	PO Box 961292	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aubrey Lee Johnson, an unmarried man,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kyle Kauffman and Kathleen Kauffman, husband and wife**, hereinafter called the GRANTEE(S), their 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. 197, on the plan of PHASE 2, WATERFORD, of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO Michael Luning IRA Z132696 by Successor Trustee's Deed dated 08/12/2016 from Robert S. Coleman, Jr., Successor Trustee (erroneously shown as Richard Northcutt) of record in Instrument 201609200098936, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Aubrey Lee Johnson, unmarried by Warranty Deed dated 06/19/2018 from Equity Trust Company Custodian FBO Michael Luning IRA Z132696 of record in Instrument 201806250060966, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Pages 412-413; Declaration of Covenants, Conditions and Restrictions of record in Book 7463, Page 294, as amended of record in Book 8694, Page 216, as amended of record in Book 8699, Page 462, as amended of record in Book 9530, Page 185; By-Laws of record in Book 8715, Page 583, as amended of record in Instrument 200903090020515 and Charter of the Homeowners Association of record in Book 8711, Page 701 all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 421868 DEEDWARR
06/22/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20200622-0066401

202006220066401

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1781 Merritt Street, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of June, 2020.

Aubrey Lee Johnson

State of MISSOURI
County of Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Lee Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of June, 2020.

Notary Public:
My Commission Expires: _____

A. McBRIDE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Nov. 13, 2022
Commission #14401106

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

