WARRANTY DEED

Karen Johnson Davidson County
Batch# 436566 DEEDWARR
07/13/2020 12:02:33 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20200713-0076266

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2020.

Tracey Perry
Notary Public

My commission expires: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Gossett	Churchill Mtg Corp.	**150090A119**
1108 Traceton Circle	761 Old Hickory Blvd. Ste 400	
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE,

RJ Rentals, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

James Gossett, single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 273, FOREST VIEW PARK, SECTION VIII, according to survey and plat of same appearing of record in Book 6900, page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to RJ Rentals, a Tennessee general partnership by deed of record in Instrument Number 20090806-0073704, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Deed Book 7079, page 472 and Deed Book 7522, page 905, and, to any and all other matters as shown on plat of record in Book 6900, page 633, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1108 Traceton Circle, Antioch, TN 37013**

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, his heirs and assigns forever. The GRANTOR covenants with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 10th day of July, 2020.

RJ Rentals

Sandra Baucom - partner

By: Sandra Baucom, Partner

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sandra Baucom, Partner** of **RJ Rentals**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Partner** of **RJ Rentals,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Sandra Baucom** as **Partner.**

Witness my hand, at office, this **10th** day of **July, 2020.**

Lori T. Shelton

Notary Public

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23