Karen Johnson Davidson County
Batch# 584654 DEEDWARR
03/04/2021 11:24:05 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20210304-0028272

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1122TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ANNA REDDITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of March, 2021.

Notary Public

Commission Expiration: 10-21-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Barbara Drain 153 Canton Court Goodlettsville, TN 37072	**SAME AS NEW OWNER.**	026-06-0A-070.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Rachel Plummer and husband, Joseph Plummer**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara N. Drain, unmarried woman** 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:

Property known as: 153 Canton Court, Goodlettsville, TN 37072, County of Davidson

Being Unit Number 60, of the Townhomes at Windsor Green, Phase 1, Section 3, as shown on Instrument No, 20040109-0003983 and Instrument No. 20041112-0136380, both in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property previously conveyed to First Service Corporation of Dickson, Inc. by Warranty Deed from Sarah S. Ballard, dated 09/06/2018 and recorded 09/07/2018 in Instrument No. 20180907-0089050, said Register's Office.

Being the same property conveyed to Rachel Marie Thomas, a single woman, by Warranty Deed from First Service Corporation of Dickson, Inc., dated 03/17/2020 and recorded 03/20/2020 in Instrument No. 20200320-0030671, said Register's Office. The said Rachel Marie Thomas is now known as Rachel Plummer. **Rachel Marie Thomas, a single woman n/k/a Rachel Plummer and married to Joseph Plummer**

Tax Map and Parcel ID: 026-06-0A-070.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 153 Canton Court, Goodlettsville, TN 37072

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

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 my hand this 3rd day of March, 2021.

Rachel Plummer

Joseph Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2021, before me personally appeared **Rachel Plummer and Joseph Plummer**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of March, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023