THIS INSTRUMENT PREPARED BY:
David B. Herbert
Orgill, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2190

120 X 36

WARRANTY DEED

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-13-107	Mr/Mrs Jason Scott Johnston	Mr/Mrs Jason Scott Johnston 3813 Rolland Road Nashville, TN 37205
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	3813 Rolland Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

40641

IDENTIFICATION REFERENCE

JUN 13 10 08 AM '89

FEE $ WHITE CARD

BOOK 7863 PAGE 484

STEPHANIE M. FLOR, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JASON SCOTT JOHNSTON and wife, ELIZABETH BALDWIN JOHNSTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 25 feet of Lot No. 2 and the westerly 50 feet of Lot No. 3 on the Plan of Abraham's Subdivision of Lot No. 22, of Block "L", Whitland Realty Company's Subdivision as of record in Book 547, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Rolland Road 25 feet westerly from the northeast corner of said Lot No. 2; thence easterly, with said margin of said Road, 75 feet to a point 50 feet westerly from the northeast corner of said Lot No. 3; thence southerly parallel with the line of said Lot No. 3 to the rear line of Lot No. 3; thence westerly 50 feet to the southeast corner of Lot No. 8 on said Plan; thence northerly, with the rear of Lot 8, 50 feet to the corner of Lots 2 and 8; thence westerly, with the line between Lots 2 and 8, 25 feet; thence northerly parallel with the line between said lots 2 and 3, 200 feet, more or less, to the beginning.

Together with an easement for the use and maintenance of an asphalt and gravel drive and a garage as described in instrument of record in Book 6064, page 763, Register's Office for Davidson County, Tennessee

Being the same property conveyed to John F. Flor and wife, Stephanie M. Flor, by deed from J. Ronald Groseclose and William E. Lewis, Jr., as of record in Book 6653 page 609, the said John F. Flor having since died.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1989 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12 **day of** June **, 19** 89

Stephanie M. Flor

Stephanie M. Flor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7863 PAGE 485

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Stephanie M. Flor, unmarried

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12 day of June, 19 89.

My commission expires: 3-11-90

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 254,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June 19 89 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

STEPHANIE M. FLOR, UNMARRIED

TO

JASON SCOTT JOHNSTON AND WIFE, ELIZABETH BALDWIN JOHNSTON

Bnf. 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

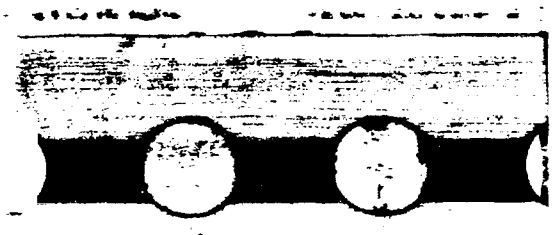
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

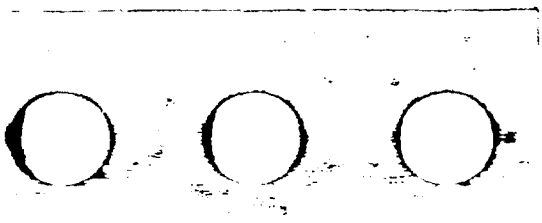
My commission expires:

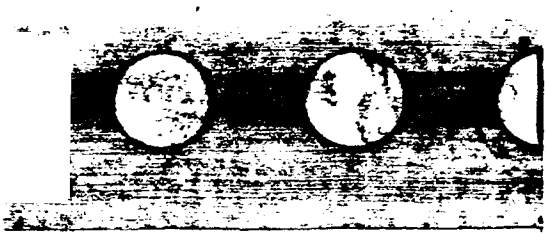
_____
Notary Public

8415 8444 01 0102 CHECK 8444.00









OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7863 PAGE 486

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 254000.00
CON TX 838.20
PRFEE 0.50
RHFEE 6.00
TOTAL 844.70
CHECK 844.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/89 01 10:09 0001 4415

4064

JUN 13 10 08 AM '89

No. 218751