WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00** SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF AUGUST, 1998.** Notary Public MY COMMISSION EXPIRES: May 26, 2002 (AFFIX SEAL)

BOOK 11071 PAGE 929

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Trudeau	**Pioneer Mortgage, Inc.**	**30-120**
(NAME)	(NAME)	
5354 Simpkins Road	**144 Southeast Parkway, Suite 200**	
(ADDRESS)	(ADDRESS)	
Whitescreek, TN 37189	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lester Larry Johnson and wife Georgianna B. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory A. Trudeau and wife Anita C. Trudeau**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as **5354 Simpkins Road, Whitescreek, TN 37189**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 AUG 19 AM 9:36
IDENTIF. & REFERENCE
0476759

Witness my/our hand(s) this 14th day of August, 1998.

Lester Larry Johnson

Lester Larry Johnson

Georgianna B. Johnson

Georgianna B. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lester Larry Johnson and wife, Georgianna B. Johnson the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8-14-98.

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth Triplett 5-26-2002

Commission expires: 5-26-2002

Notary Public

Lying in the 14th, formerly the 24th, Civil District of said County, described according to a copy of a survey by Charles DeWayne Caldwell, dated June 26, 1972, as follows: BEGINNING at an iron pin in the northeasterly margin of Simpkins Road; thence with the margin of said Road, North 40 degrees 46 feet West 262 feet to a point; thence leaving said Road, North 48 degrees 43 feet 33 inches East 1,025.96 feet to a point; thence with the westerly margin of the Burgress Property, South 0 degrees 15 feet East 300 feet to an iron pin near a leaning hickory; thence South 23 degrees 30 feet West 54 feet to an iron pin in Davis's line; thence South 47 degrees 48 feet west 782.62 feet to the point of beginning, containing 5.36 acres, more or less.

Being the same property conveyed to Gregory A. Trudeau and wife, Anita C. Trudeau by deed of record in Book 4687, Page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

3917 08/19 0101 03CHECK 547.80

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

RECEIVED OF _____

FOR _____

BOOK 11071 PAGE 932

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
144000.00
CON TX 532.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 547.80
CHECK 547.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476759
IDENTIF. ↑ REFERENCE
98 AUG 19 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334424