WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100075853 DEEDWARR
Recvd: 12/02/10 09:48 2 pgs
Fees:13.00 Taxes:1221.00
20101202-0095794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Triplett, State of Tennessee, Notary Public, My Comm. Exp. 3/3/2014, Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Jay Johnson	Same owner	11000015500
(NAME)	(NAME)	
1623 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, Marvin D. Tuck and Mary W. Tuck and Marvin D. Tuck and Mary W. Tuck, Trustees of The Mary and Woody Tuck Trust dated 8/26/02, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Jay Johnson and wife, Karen Gail Johnson as tenants in common with rights of survivorship, 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:

Tract No. 6 of the Ewin Wright Lands in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Stanford & Associations, Inc., dated the 4t6h day of April, 1972, as follows:

Said Tract 6 begins at a point on the centerline of Stewarts Ferry Road which point is south 86° 26' 30" east 655.91 feet from the intersection of the centerlines of Stewarts Ferry Road and New Hope Road; thence north 86° 26' 30" west 200 feet to a point in said centerline; thence north 3° 33' 30" east 675 feet along the dividing line between Tracts 6 and 7 on said survey; thence south 86° 26' 30" east 200 feet to a point; thence south 3° 33' 30" west 675 feet along the dividing line between Tracts 5 and 6 to the point of beginning, and containing 3.099 acres, more or less.

Being the same property conveyed to Marvin D. Tuck and Mary W. Tuck by Installment Deed from Baker & Freeman Inc., dated September 18, 1972, of record in Book 4641, Page 928, Register's Office for Davidson County, Tennessee. Further conveyed to Marvin D. Tuck and Mary W. Tuck, Trustees of The Mary and Woody Tuck Trust dated 8/26/02 by Quitclaim Deed from Marvin D. Tuck and Mary W. Tuck dated August 26, 2002 of record in 20020917-0113326, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1623 Stewarts Ferry Pike, Hermitage, TN 37076

(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.

Witness our hands this 30th day of November, 2010.

Marvin D. Tuck, Trustee of The Mary and Woody Tuck Trust dated 8/26/02

Marvin D. Tuck

Mary W. Tuck, Trustee of The Mary and Woody Tuck Trust dated 8/26/02

Mary W. Tuck

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 Marvin D. Tuck and Mary W. Tuck, 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 the 30th day of November, 2010.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marvin D. Tuck and Mary W. Tuck with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustess of The Mary and Woody Tuck Trust dated 8/26/02 and that they as such Trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2010.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County