WARRANTY DEED

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2011.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Peters	SAME	Map 130-1 Parcel 34
(NAME)	(NAME)	Map 130-1 Parcel 209
4425 Sheppard Place		
(ADDRESS)		
Nashville, TN 37205		
(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, **RICHARD A. JOHNSON, JR. AND WIFE, DAWN JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARL PETERS,** 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:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: (5803A Old Harding Pike)

BEING Lot No. 3 on the Partition Plat of Johnson Partners Subdivision of Lot No. 3 on the unrecorded Map of Althauser & Bransford's Subdivision of Lot No. A-2 on the Map of Highlands of Belle Meade No. 2 of record in Book 843, page 18, R.O.D.C., TN., of record as Instrument No. 20071129-01 38523, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the northeasterly margin of the right of way of Old Harding Pike, said iron pin being at the northwesterly corner of Lot No. 3 and the northeasterly corner of the newly created Lot No. 4 of the Johnson Partners Plat record as Instrument No. 20071129-013823, Register's Office for Davidson County, Tennessee; thence N 41 deg. 54 min. 27 sec. E 44.7 feet along the right of way of Old Harding Pike to an iron pin in an area drain; thence leaving said right of way 5 48 deg. 38 min. 16 sec. E 118.24 feet to a point: thence S 32 deg. 07 min. 28 sec. W 45.21 feet to an iron pin set; thence N 48 deg. 41 min. 12 sec. W 125.92 feet to the point of beginning, containing 5,454.286 square feet or 0.1252 acres, more or less.

TRACT II: (5801 Old Harding Pike)

BEING Lot No. 2 on the unrecorded subdivision of part of Tract A-2 as shown on a revised plan of Highlands of Belle Meade No. 2 as of record in Book 843, page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin found in area drain on the easterly margin of Old Harding Pike, said iron pin being the northwesterly corner of Lot No. 3 as shown on the Johnson Partners Subdivision Plat of record as Instrument No.20071129- 0138523, Register's Office for Davidson County, Tennessee, and the northwesterly corner of Lot No. 2, part of Lot A-2 of the Plan of Highlands of Belle Meade of record in Book 843, page 18, in the Register's Office for Davidson County, Tennessee; thence along the easterly margin of Old Harding Pike N 41 deg. 54 min. 16 sec. E 127.05 feet to an iron pin; thence S 48 deg. 09 min 31 sec. E 96.50 feet to an iron pin found; thence S 32 deg. 07 min. 28 sec. W 127.89 feet to a point; thence N 48 deg. 38 min. 16 sec. W 118.24 feet to the point of beginning, containing 13,592.615 square feet or 0.312 acres, more or less.

BILL GARRETT, Davidson County
Trans:T20110046033 DEEDWARR
Recvd: 07/29/11 09:54 2 pgs
Fees:13.00 Taxes:1406.00
20110729-0058108

Being the same properties conveyed to Richard A. Johnson, Jr. and wife, Dawn Johnson, by deed from Johnson Partners of record in Instrument #20080122-0006548, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 18 and in Instrument #20071129-0138523, said Register's Office; and (c) easements of record in Book 3980, page 565 and Instrument #20080123-0006912, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5801 and 5803A Old Harding Pike, Nashville, Tennessee 37205

(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 28 day of July, 2011.

Richard A. Johnson, Jr.

Dawn 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 Richard A. Johnson, Jr. and Dawn Johnson, the bargainor, 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 28 day of July, 2011.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013