WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2011

Notary Public

MY COMMISSION EXPIRES: July 8, 2013
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chanelle A. Johnson	SWBC Mortgage	01800004400
(NAME)	(NAME)	
503 Brick Church Pike	5055 Maryland Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **William L. Vecchoine and wife, Judy P. Vecchoine**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chanelle A. Johnson, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an Iron Pin Set (IPS) on the northerly right of way of Brick Church Pike (25 from centerline and 82 feet more or less from the centerline of Moncrief Avenue); thence, with the northerly right of way of Brick Church Pike the following calls: North 84 deg. 15' 37" West, a distance of 236.76 feet to an IPS; North 82°47' 34" West, a distance of 200.06 feet to an IPS; North 80°19'15" West, a distance of 162.82 feet to an IPS; with a curve to the right, said curve having a radius of 713.40 feet, a length of 452.71 feet, and a chord bearing and distance of North 60 deg. 45'48" West, 445.15 feet to an IPS at the southeasterly corner of Donna Clarkin as recorded in Deed Book 200505130054381, Registers Office of Davidson County (R.O.D.C.); thence, with Clarkins' easterly line, North 38°41'45" East, a distance of 673.30 feet to an iron pin found (IPF) in the southerly line of Donald Lanius as recorded in Deed Book 5270, Page 699, R.O.D.C.; thence, with Lanius the following calls: South 31 deg.45'33" East, a distance of 73.85 feet to an IPS; South 41 deg. 56'16" East, a distance of 40.32 feet to an IPF; South 57°04'29" East, a distance of 153.68 feet to an IPF; South 55°35'23" East, a distance of 59.70 feet to an IPF; South 03°04'49" East, a distance of 45.92 feet to an IPF; South 89°48'20" East, a distance of 346.32 feet to an IPF; South l0°50'Ol" East, a distance of 297.93 feet to a 40" dead tree; South 17'36" West, a distance of 282.99 feet to the Point of Beginning. Containing 12.18 Acres, more or less, as surveyed by Arrowhead Survey, 3. Mark Cantrell, TN RLS# 1859, on this 16th Day of August, 2011.

Being the same property conveyed to William L. Vecchione and wife Judy P. Vecchione by deed from Theora Vecchione of record in Book 5879, page 121, Register's Office for Davidson County, Tennessee, dated December 14, 1981.

BILL GARRETT, Davidson County
Trans:T20110050994 DEEDWARR
Recvd: 08/18/11 14:01 2 pgs
Fees:13.00 Taxes:1054.50
20110818-0064027

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 503 Brick Church Pike, 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 lawfully seized and possessed of said land in fee simple, has 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 **17th** day of **August, 2011**

William L. Vecchoine

Judy P. Vecchoine

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **William L. Vecchoine and wife, Judy P. Vecchoine**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **August, 2011**

Notary Public

My commission expires: 9/5/13

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON