WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120008346 DEEDWARR
Recvd: 02/03/12 09:15 2 pgs
Fees:13.00 Taxes:229.40
20120203-0009829

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day OF **January, 2012**

Notary Public

MY COMMISSION EXPIRES: 12-10-2015
(AFFIX SEAL)

LAURIE M. THOMAS, STATE OF TENNESSEE NOTARY PUBLIC, WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell C. Melvin and wife, Suzanne A. Melvin	[redacted] New Owner	16900035500
(NAME)	(NAME)	
7050 Corsica Drive		
(ADDRESS)	(ADDRESS)	
Gremantown, TN 38138		
(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, I, **Stephen R. Johnston**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Russell C. Melvin and wife, Suzanne A. Melvin**, 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:

Being a tract of land in the 35th Councilman District of Davidson County, Tennessee, being more particularly describe as follows: Tract 1

Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being a corner of the Wilfred E. Haselton Family Trust Property; thence leaving the southeast margin of Hester Beasley Road along boundary lines of the Haselton property to points as follows: South 13 deg. 23 min. 00 sec. West, 172.86 feet to an existing iron pipe, South 70 deg. 47 min. 00 sec. East, 577.37 feet to an existing iron rod at the northwest corner of the Rodney A. Mayberry et ux property; thence along e west boundary line of the Mayberry property South 01 deg. 44 min. 24 sec. West, 244,19 feet to an existing iron rod at the northwest corner of the Bank of New York-Mellon property; thence along the west boundary line of the Bank of New York-Mellon property South 01 deg. 44 min. 13 sec. West, 343.51 feet to an iron rod set at a corner of Tract 3; thence with a boundary line of Tract 3 on a newly established line South 82 deg. 00 min. 50 sec. West, 165.64 feet to an iron rod set at a corner of Tract 2; thence with a boundary line of Tract 2 on a newly established line North 59 deg. 53 min. 14 sec. West, 855.53 feet to an iron rod set in the southeast margin of Hester Beasley Road; thence along the southeast margin of Hester Beasley Road to points as follows: North 29 deg. 14 min. 15 sec., East, 33.50 feet; North 22 deg. 11 min.

13 sec. East 109.47 feet, North 27 deg. 20 min. 47 sec. East, 98.66 feet; North 33 deg. 59 min. 21 sec., East 143.99 feet; North 38 deg. 23 min. 46 sec. East, 120.54 feet, North 49 deg. 34 min. 55 sec. East, 83.50 feet, North 60 deg. 41 min. 54 sec East, 108.68 feet to the point of beginning, containing 11.53 acres more or less.

Being the same property conveyed to Stephen R. Johnston by Warranty Deed from James W. Morris and Margaret M. Campbell, Co-trustees of the Mary B. Johnson Revocable Living Trust Agreement dated September 14, 2007, dated December 29, 2010 and filed on December 30, 2010 in Instrument Number 20101230-0104031, Register's Office of Davidson County, Tennessee.

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 X
This is improved ☐ property, known as 8842 Hester Beasley Road Tract 1, Nashville, TN 37221

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 **12th** day of **January, 2012**

Stephen R. Johnston

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned authority, **Stephen R. Johnston**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **January, 2012**

Notary Public

My commission expires: Jan 31, 2014

OFFICIAL SEAL
RAQUEL SIERRA
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Jan. 31, 2014