WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 184,200.00**

Affiant TRUSTEE

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE **27th** DAY OF **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Garrett	New Owner	Map 8, P/O 21
8057 Whites Creek Pike		
Joelton, TN 37080		
(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, ***Jeremy Scott Johnson, Trustee of the Johnson Farm Trust dated December 8, 2008,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Heather Garrett*** Single Woman 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:

FOR LEGAL DESCRIPTION
SEE EXHIBIT A
ATTACHED HERETO

This is: Unimproved ( )
Improved (x) Property, known as **8057 Whites Creek Pike, Joelton, TN 37080**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 my hand this 27th day of March, 2013.

, TRUSTEE OF THE JOHNSON FARM TRUST

Jeremy Scott Johnson, Trustee of the Johnson Farm Trust dated December 8, 2008

Record and return to:
Faith Title & Escrow, Inc.
2823 Hwy 31 W. Suite 450
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20130025455 DEEDWARR
Recvd: 04/01/13 08:04 3 pgs
Fees:18.00 Taxes:681.54
20130401-0030892

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 **Jeremy Scott Johnson, as Trustee of the Johnson Farm Trust,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he is the Trustee of the Johnson Farm Trust** and that he as his free act and deed executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2013.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

TRACT TWO
LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY OF THE JOHNSON FAMILY TRUST, JEREMY SCOTT JOHNSON TRUSTEE, AS OF RECORD IN BOOK 20090302-0018037, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD, 30 FEET FROM THE CENTER LINE OF WHITES CREEK PIKE, SAID POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID ROAD, AT THE EASTERN CORNER OF DEBORAH A. SHEPARD, AS OF RECORD IN BOOK 20101229-0103300, R.O.D.C.,TN, LOCATED 257.15 FEET SOUTHEAST (MEASURED ALONG THE RIGHT-OF-WAY) FROM THE RESUBDIVISION ROBERT H. JONES AND ADCOCK PROPERTY SUBDIVSION, AS OF RECORD IN PLAT BOOK 20061219-0155948, R.O.D.C.,TN, SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE RIGHT-OF-WAY OF WHITES CREEK PIKE AND A CURVE TO THE LEFT, DELTA OF 03°11'44", RADIUS OF 3030.00 FEET, LENGTH OF 168.99 FEET AND HAVING A CHORD BEARING OF S32°49'51"E 168.96 FEET TO AN IRON ROD 30 FEET FROM THE CENTER LINE OF WHITES CREEK PIKE AND BEING A CORNER WITH TRACT ONE OF THIS SURVEY;

THENCE LEAVING SAID ROAD WITH THE LINE OF TRACT ONE OF THIS SURVEY FOR THE NEXT THREE CALLS, S56°00'W 290.00 FEET TO AN IRON ROD, N34°00'W 222.00 FEET TO AN IRON ROD, S83°00'W 685.83 FEET TO AN IRON ROD;

THENCE LEAVING LINE OF TRACT ONE, N34°00'W 335.28 FEET TO AN IRON ROD AT A CORNER OF TRACT THREE OF THIS SURVEY;

THENCE WITH THE LINE OF TRACT THREE FOR THE NEXT TWO CALLS, S85°00"E 803.62 FEET TO AN IRON ROD, N63°00'E 100.56 TO AN IRON ROD AT A CORNER WITH DEBORAH A. SHEPARD;

THENCE WITH THE LINE OF DEBORAH H. SHEPARD FOR THE NEXT TWO CALLS, S25°50'E 174.67 FEET TO AN IRON ROD, N58°00'E 202.98 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.01 ACRES, MORE OR LESS;

AS SURVEYED NOVEMBER 21, 2012, BY L. STEVEN BRIDGES, JR., RLS 1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518. PHONE: 615-822- 5394.

Being part of the same property conveyed to Jeremy Scott Johnson, Trustee of the Johnson Farm Trust, date December 8, 2008 by Quitclaim Deed dated February 19, 2009 and filed for record in Inst. No. 200903020018037, said Register's Office for said County.