(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039039 DEEDWARR
Recvd: 05/09/13 14:43 2 pgs
Fees:13.00 Taxes:1239.50

20130509-0047184

BRYAN D. SAGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian H. Throop Ellie L. Throop	First Citizens National Bank	11608001400
(NAME)	(NAME)	
3605 Woodmont Lane	200 W. Court St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dyersburg, TN 38024	
(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, **Robert Gregory Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian H. Throop and Ellie L. Throop, husband and wife**, 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:

LAND in Davidson County, Tennessee, being part of Lot No. 9 and the northwesterly triangular part of Lot No. 10, of Block "B", on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point in the southwesterly margin of Woodmont Lane, the common corner of Lots 8 and 9; thence, westerly 129 feet more or less to a point in the rear line of Lot 9, 15 feet south of the common corner of Lots 8 and 9; thence, southeasterly 123.5 feet to the common corner of Lots 9 and 10, and continuing southeasterly along the rear line of Lot No. 10, 8 feet to a point; thence, northeasterly, crossing the line between lots 9 and 10, 147.6 feet to the southwesterly margin of Woodmont Lane, at a point 8 feet northerly from the corner of Lots 9 and 10 thence with the margin of Woodmont Lane, northwesterly, along a slight curve, 92 feet to the beginning.

Being the same property conveyed to Robert G. Johnson by Deed from Jeremy P. Roberts and wife, Kira L. Roberts, dated 12/21/2004 and filed for record on 12/29/2004 in Instrument 200412290153835, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records and All matters as set forth per Book 1130, Page 13, said Register's Office; Restrictions of record in Book 1049, page 546 and Book 1153, page 230 and Easement of record in Book 5437, page 710

unimproved ☐

This is improved ☒ property, known as **3605 Woodmont Lane, Nashville, TN 37215**

(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 my hand this 7th day of May, 2013.

Robert Gregory 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 Robert Gregory Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7TH DAY OF MAY, 2013.

Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015