BILL GARRETT, Davidson County
Trans:T20130041533 DEEDQC
Recvd: 05/17/13 15:30 6 pgs
Fees:37.00 Taxes:0.00
20130517-0050250

FROM:	TO:
SCOTT J. JOHNSON AND WIFE, DIANA M. JOHNSON	WILLIAM T. SMITH, TRUSTEE

AND

FROM:	TO:
WILLIAM T. SMITH, TRUSTEE	SCOTT J. JOHNSON AND WIFE, DIANA M. JOHNSON

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Scott J. Johnson and Diana M. Johnson 1213 16th Avenue South Nashville, TN 37212	**Same**	**04415043900**

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 16 day of May, 2013.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

524132.1/201384

FOR AND IN CONSIDERATION OF THE PREMISES, and for the purpose of correcting the legal description of the property as set forth herein, **WE, SCOTT J. JOHNSON** and wife, **DIANA M. JOHNSON**, by these presents do hereby quitclaim unto **WILLIAM T. SMITH, TRUSTEE**, his successors and assigns, all right, title and interest, in the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Part of Lot No. 192A on the Plan of Section "A" Village of Old Hickory of record in Instrument No. 20060106-0002324, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.
>
> Being part of the same property conveyed by Peter B. Kroll and wife, Julie R. Kroll, to Scott J. Johnson and wife, Diana M. Johnson, by Warranty Deed of record as Instrument No. 20110617-0046575, Register's Office for Davidson County, Tennessee, and part of the same property conveyed by Michael Neal Hamilton to Scott J. Johnson and wife Diana M. Johnson by Warranty Deed of record as Instrument No. 20050919-0112272, Register's Office for Davidson County, Tennessee.

The description is the same as in the previous instrument of record, as modified by the preparer hereof.

This is unimproved property known as 905 Riverside Road, Old Hickory, TN 37138.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is made for the purpose of eliminating the exclusion of a portion of the subject property from the previous conveyance to the final Grantees herein which was contained in the prior deeds of record, all as set forth in the Surveyor's Certificate attached hereto as Exhibit A.

And now, I the said **WILLIAM T. SMITH, TRUSTEE**, for the express purpose of carrying out the intent of this instrument, as herein set out, do hereby quitclaim all right, title and interest unto **SCOTT J. JOHNSON** and wife, **DIANA M. JOHNSON**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set out hands on this 5-16-2013 day of May, 2013.

Scott J. Johnson

Diana M. Johnson

William T. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SCOTT J. JOHNSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of May, 2013.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANA M. JOHNSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of May, 2013.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

524132.1/201384

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. SMITH**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May, 2013.

Notary Public

My Commission Expires: 4-24-2017

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

524132.1/201384

EXHIBIT A

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

SURVEYOR'S CERTIFICATE

The undersigned, **JOHN ALAN HOOD**, Tennessee Registered Land Surveyor No. 1838, Campbell McRae & Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, hereby certifies as follows:

1. The undersigned is the Surveyor of record on the Final Plat Resubdivision of Part of Lot No. 192A Section "A" Village of Old Hickory, Book 1424, page 68, R.O.D.C., TN, said Final Plat being of record as Instrument No. 20060106-0002324, Register's Office for Davidson County, Tennessee (the "Plat").

2. At the time the above plat was recorded on January 6, 2006, Scott J. Johnson and wife, Diana M. Johnson, were the owners of record of all property shown on said Plat, including the entire Lot No. 1 and Lot No. 2 as shown on said Plat, including the area within said Lots lying to the east of the line shown on the Plat as "Top of Bluff."

3. The Warranty Deed of Lot No. 1 as shown on said Plat from Scott J. Johnson and spouse, Diana M. Johnson, to Kenneth Weaver and spouse, Rhonda Weaver, of record as Instrument No. 20110615-0045839, Register's Office for Davidson County, Tennessee and the Warranty Deed of Lot No. 2 as shown on said Plat from Scott J. Johnson and wife, Diana M. Johnson to Peter B. Kroll and wife, Julie R. Kroll, of record as Instrument No. 20071226-0147274, Register's Office for Davidson County, Tennessee, both contain the following exclusion from the conveyances made in said instruments:

> Included in the above description, but expressly excluded therefrom is the property lying east of the "top of the bluff" line on the above referenced plat, which was conveyed to the United States of America by Deed of record in Book 2155, page 157, Register's Office for Davidson County, Tennessee.

4. Since Scott J. Johnson and wife, Diana M. Johnson were at the time of execution of said Warranty Deeds vested with full title to all land as shown on the Plat, said exclusions should not have been made.

IN WITNESS WHEREOF, this instrument has been executed this 16 day of May, 2013.

John Alan Hood, Tennessee Registered Land Surveyor No. 1838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN ALAN HOOD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of May, 2013

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

524132.1/201384