# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires July 6, 2015

**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 |
|---|---|---|
| Wanda McNeil | NEW OWNER | 103-9-104 |
| (NAME) | (NAME) | |
| 4512 Price Circle Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (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, **Sara K. Johnson, Trustee of The Sara K. Johnson Living Trust established by the Revocable Trust Agreement of Sara K. Johnson u/a/d November 25, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wanda McNeil**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 13 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 13 fronts 140 feet on the westerly side of Price Circle Road and runs back 394.6 feet on the northerly line and 492.7 feet on the southerly line to a dead line, measuring 168 feet thereon.

Being the same property conveyed to Ronald G. Johnson and wife, Sara K. Johnson by deed from William E. Lewis, Jr. and James R. Groseclose of record in Instrument No. 20020503-0054464, Register's Office for Davidson County, Tennessee and further conveyed to Sara K. Johnson by deed from Ronald Gerald Johnson, Jr. also known as Ronald G. Johnson of record in Instrument No. 20031212-0178537, Register's Office for Davidson County, Tennessee and further conveyed to Sara K. Johnson, Trustee of the Sara K. Johnson Living Trust established by the Revocable Trust Agreement of Sara K. Johnson u/a/d November 25, 2003.

For purposes of identifying the Trust Instrument under which the Grantor has acquired title to the aforesaid property, see Certification of Trust attached hereto as Exhibit "A"

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.

unimproved ☐

This is improved ☒ property, known as **4512 Price Circle Road, Nashville, TN 37205**

(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.

BILL GARRETT, Davidson County
Trans:T20130047313 DEEDWARR
Recvd: 06/06/13 12:08 4 pgs
Fees:23.00 Taxes:4939.50
20130606-0057582

Witness my hand this 4th day of June, 2013.

By: _____
Sara K. Johnson, Trustee

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 Sara K. Johnson, Trustee of The Sara K. Johnson Living Trust established by the Revocable Trust Agreement of Sara K. Johnson u/a/d November 25, 2003, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained in her capacity as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF JUNE, 2013.

Commission expires:

7-6-15

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

_____
Notary Public

Exhibit "A"

**THIS DOCUMENT PREPARED BY:**

**JEFFREY MOBLEY**
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400

## CERTIFICATE OF TRUST

## THE SARA K. JOHNSON LIVING TRUST

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned Trustee, after being duly sworn according to law, states that, pursuant to Tennessee Code Annotated Sections 26-4-101 and 35-50-126, the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The Sara K. Johnson Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on November 25, 2003.

2. **Trustor, Currently Acting Trustee(s), and Successor Trustee(s).** The name of the Trustor is Sara K. Johnson. The name of the Currently Acting Trustee is Sara K. Johnson. The name(s) of the Successor Trustee(s), in order of service, is/are: Jerry Johnson; and James J. Wolff.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee, and incorporates by reference, the powers described in Tennessee Code Annotated Section 35-50-110. If relevant to the purposes for this Certificate of Trust, a copy of selected provisions of the Trust pertaining to the administrative and/or managerial powers of the Trustee shall be attached hereto as Schedule A.

4. **Revocability.** The Trust is revocable. The person having the power to revoke the Trust is the Trustor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** The Trust provides that multiple Trustees or multiple Successor Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee.

6. **Proof of Succession of Successor Trustee(s).** The Trust designates one or more Successor Trustee(s). Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.



SJA

7. **Trust Identification Number.** The identification number of the Trust is the Trustor's social security number.

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of Sara K. Johnson, Trustee of The Sara K. Johnson Living Trust dated November 25, 2003.

9. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

For convenience, the singular includes the plural herein.

Executed by the Trustee of the Trust on the date beside the Trustee's signature below.

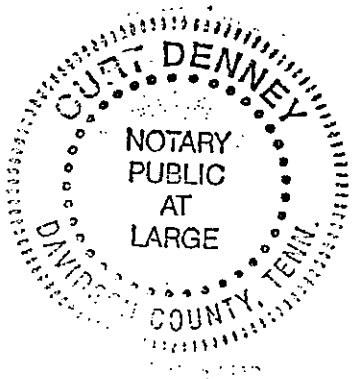
**TRUSTEE**

November 25th, 2003

Sara K. Johnson

Subscribed and sworn to before me this 25th day of November, 2003.

Notary Public



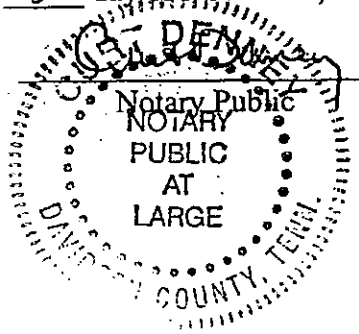

My Commission Expires: 3-26-05

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 Sara K. Johnson, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of November, 2003.

Notary Public




My Commission Expires: 3-26-05