BILL GARRETT, Davidson County
Trans:T20130048091 DEEDWARR
Recvd: 06/10/13 10:16 3 pgs
Fees:18.00 Taxes:166.50
20130610-0058531

ORIGINAL

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Peggy Johnson , et. al 2396 Baker Road Goodlettsville, TN 37072	Same as New Owner	Map 6 Parcel 23.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, B. D. CHARLTON and wife, ROSE C. CHARLTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto PEGGY JOHNSON and SAMUEL M. JOHNSON, mother and son, hereinafter referred to as the "GRANTEES", the survivor of them, or the survivor's heirs or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District on Bakers Station Road, being Tract No. 2 of the unrecorded subdivision of the Zack Myers Land and described according to a survey by Odo E. Richards, as follows:

BEGINNING at a point in the L & N Railroad right of way and a common corner with Tract 3; thence with the L & N Railroad South 18 deg. East 100 feet to a point; thence South 83 deg. West 672 feet, this call crossing Baker's Road, to a point; thence North 29 deg. West 100 feet to a common corner with Tracts 2 and 3; thence with the line between Tracts 2 and 3, North 81 deg. 30 min. Est 695 feet to the point of beginning, containing 1.63 acres, more or less.

BEING the same property conveyed to B. D. CHARLTON and wife ROSE C. CHARLTON by deed from BOBBY W. RICHARDS and wife FIONA F. RICHARDS filed for record as instrument number 20030521-0069637, Register's Office for Davidson County, TN .

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2396 Baker Rd., Goodlettsville, TN 37072.

Included in the property description is a 1983 BUCC Mobile Home bearing Manufacturer's Identification Number 00ALBU982470S6474, underpinned, with the wheels removed and forming a part of the said property.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2013, which are a lien, but not yet due and payable and which will be prorated between the parties and paid when the tax statement is received
2. Subject to the property being located within a flood plain.

And, we, the GRANTORS, 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.

By their signatures hereto, the Grantees, Peggy Johnson and her son Samuel M. Johnson, desire that the above described property be vested in them as joint tenants with survivorship obtainint - that is, in the event of the death of either of them, the survivor and the survivor's heirs or their assigns, shall own and hold title to the property in fee simple without any claim by the decedent's heirs or estate.

WITNESS our hands on the day and date last acknowledged below.

"GRANTEES"

PEGGY JOHNSON

SAMUEL M. JOHNSON

"GRANTORS"

B. D. CHARLTON

ROSE C. CHARLTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY JOHNSON and SAMUEL M. JOHNSON, and B. D. CHARLTON and wife, ROSE C. CHARLTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

