WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089049 DEEDWARR
Recvd: 10/16/13 10:20 2 pgs
Fees:13.00 Taxes:1504.05
20131016-0107975

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,500.00

Dawn Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2013.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Johnson, Jr.	Farmers Bank & Trust Company	Map 168
(NAME)	(NAME)	
9115 Hester Beasley Road	4007 Hillsboro Road	Parcel 197
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, **GREGORY H. WRAY AND WIFE, DEBORAH A. WRAY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. JOHNSON, JR. AND DAWN M. JOHNSON, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING PART OF THE H.T. CLAXTON PROPERTY OF RECORD IN BOOK 4754, PAGE 445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HESTER BEASLEY ROAD IN THE EAST LINE OF BOOK 4237, PAGE 142, GREER ESTATE, THENCE WITH SAME NORTH 08 DEG 03' 06" WEST 1218.04 FEET TO A 48" WHITE OAK, THENCE WITH THE SOUTH LINE OF BOOK 5396, PAGE 450 SOUTH 85 DEG 10' 25" EAST 194.40 FEET TO A POINT; THENCE SOUTH 8 DEG 03' 06" EAST 1087.17 FEET TO THE CENTER LINE OF HESTER BEASLEY ROAD; THENCE WITH HESTER SEASLEY ROAD SOUTH 57 DEG 14' 17" WEST 209.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.03 ACRES MORE OR LESS.

Being the same property conveyed to Gregory H. Wray and wife, Deborah A. Wray, by deed dated April 17, 1987 from Herman T. Claxton and wife, Frances O. Claxton, of record in Book 7216, page 662, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) restrictive covenants of record in Instrument No. 20030613-0081966, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 9115 Hester Beasley Road, Nashville, Tennessee 37221
(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 our hands this 15th day of October, 2013.

Gregory H. Wray
By Kevin D. Montgomery, Attorney in Fact

Deborah A. Wray
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Gregory H. Wray and Deborah A. Wray and acknowledged that he executed the same as the free act and deed of Gregory H. Wray and Deborah A. Wray.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2013.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public