BILL GARRETT, Davidson County
Trans:T20140005653 DEEDWARR
Recvd: 01/24/14 13:42 3 pgs
Fees:18.00 Taxes:913.53
20140124-0006824

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
John A. Emberton
3345 Pugh Road
Hermitage, TN 37076

**MORTGAGEE**
Gateway Mortgage Group, LLC
6910 E. 14th Street
Tulsa, OK 74112

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 124-00-0
PARCEL 010.00 P/O

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Johnston and Barbara Anne Denney and Ben Ed Paul, Jr. and Lisa Brown and Susan Paul,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John A. Emberton, an unmarried man,** 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 located in the 4th Civil District of Davidson County, Tennessee, described according to a survey of a portion of the Flora O. Bradford Estate property dated October 3, 2013, by Richard H. Stem, Jr., TRLS 1637, 2115 N. W. Broad Street, Murfreesboro, TN 37129 as follows, to wit:**

**Beginning at a point in the center line of Pugh Road, said point being the southwest corner of the Billy G. Lamberth property, of record in Book 6637, page 418, Register's Office for Davidson County, Tennessee, and the southeast corner of this tract; thence running with the center line of Pugh Road N 83 25' 29" W 459.93 feet to a point, said point being the southeast corner of the remaining property of the Flora O. Bradford Estate property, of record in Book 8108, page 162, Register's Office for Davidson County, Tennessee, also of record in Will Book 22, page 379, Probate Clerk's for Davidson County, Tennessee, and also being the southwest corner of this tract; thence leaving the center line of Pugh Road and running with an easterly boundary of the Bradford property N 08 11' 02" E 21.69 feet to an iron pin set at a fence corner; thence continuing N 08 11' 02" E 223.28 feet to an iron pin set in said boundary; thence continuing N 21 54' 14" E 212.77 feet to an iron pin set at a fence corner; thence continuing N 21 54' 14" E 66.43 feet to an iron pin, said point being the northwest corner of this tract; thence running S 78 19' 16" E 384.00 feet to an iron pin set in the fence line of an easterly boundary of the Bradford property and the westerly boundary of the Lamberth property, said point being the northeast corner of this tract; thence running with a fence line in the westerly boundary of the Lamberth property S 06 56' 08" W 65.60 feet to an iron pin set in the fence line; thence continuing S 06 56' 08" W 40.38 feet to an iron pin in the fence line; thence continuing S 06 56' 08" W 349.86 feet to an iron pin; thence continuing S 07 26' 53" W 21.14 feet to the point of beginning, and containing 5.01 ± acres.**

**Being part of the same property conveyed to Herman Bradford, by Deed from E. C. Bradford, a widower, dated January 25, 1949 and filed of record in Book 2535, Page 495, Register's Office for Davidson County, Tennessee. The said Herman Bradford died intestate on February 23, 1990, survived by his wife, Flora O. Bradford, and**

**three children, Linda Rose Johnston, Wanda Jean Paul, and Barbara Anne Denney, being all the heirs at law of the deceased, Herman Bradford. Linda Rose Johnston, Wanda Jean Paul, and Barbara Anne Denney conveyed their interests to Flora O. Bradford by Quitclaim Deed dated May 3, 1990 and filed of record in Book 8108, Page 162, Register's Office for Davidson County, Tennessee. The property was devised to Linda Johnston, Wanda Jean Paul, and Barbara Ann Denney, Heirs of Flora Bradford, deceased, by Will of Flora Bradford in Will Book 22 Page 379, Davidson County, Tennessee and recorded on July 19, 2013 of record in Instrument No. 20130719-0074941, Register's Office for Davidson County, Tennessee. The said Wanda Jean Paul predeceased Flora Bradford on June 8, 2008, leaving Ben Ed Paul, Jr., Lisa Brown, and Susan Paul as her only heirs at law. Flora O. Bradford and Flora Bradford are one and the same person.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the unrecorded Property Survey of the Flora O. Bradford Estate, by Richard H. Stem, Jr., R.L.S. Tennessee No. 1637, dated October 3, 2013.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3345 Pugh Road Hermitage, TN 37076.**

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 17th day of January, 2014.

Linda Johnston

Barbara Anne Denney

Ben Ed Paul, Jr.

Lisa Brown

Susan Paul

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Johnston and Barbara Anne Denney and Ben Ed Paul, Jr. and Lisa Brown and Susan Paul, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $246,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY