WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031705 DEEDWARR
Recvd: 05/07/14 14:40 2 pgs
Fees:13.00 Taxes:1087.80
20140507-0039158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of May 2014.

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016~~ MAC 11/3/15 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucia A. Yaroch	Metropolitan Bank	063-05-00-07.00
(NAME)	(NAME)	
1514 Hudson Road	3500 Lakeland Dr. Ste 501	063-05-00-08.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Flowood, MS 39232	
(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, **Patricia Layhew Johnson, A/K/A Patricia Layhew married and Bradley Paul Layhew, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucia A.Yaroch, an unmarried woman, and Lawrence J. Maier, an unmarried man, as tenants in common with rights of survivorship,** 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:

Tract 1:

Land located in Davidson County, Tennessee, being Lot No. 1 in the Division of Joel Dillard Property, of record in Book 6050, page 325, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Layhew Johnson, married and Bradley Paul Layhew, married by Quitclaim Deed from Patricia G. Layhew k/n/a Patricia Layhew Johnson and Roy C. Johnson, wife and husband and Bradley Paul Layhew, and Alyssa Hooberry Layhew, husband and wife, dated June 30, 2010 and filed for record March 29, 2011 as Instrument No. 20110329-0024023 in the Register's Office for Davidson County, Tennessee. Also acquired by instruments of record Book 8628, page 882, and Instrument NO. 20061229-0160888 in the Register's Office for Davidson County, Tennessee.

Tract 2:

A certain tract or parcel of land in the 9th Councilmanic District, formerly 11th Civil District of Davidson County, Tennessee and a portion of that property conveyed to William J. Dillard etux in deed of record in Book 5883, page 698, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tennessee Lic. No. 1465, as follows:

Beginning at an iron pin in the Southerly margin of Hudson Road, said pin being the most Northwest corner to herein described tract and the most northeast corner of Lot 1 Joel Dillard property in Plat Book 6050, page 325, said Register's Office; thence with said Margin North 80 degrees 46 minutes 27 seconds East 30.00 feet to a set iron pin; thence now leaving said margin South 11 degrees 54 minutes 06 seconds East 333.67 feet to a set iron pin; thence South 80 degrees 46 minutes 27 seconds West 30.00 feet to a set iron pin; thence North 11 deg. 54 minutes 06 seconds West 333.67 feet to the point of beginning; containing 0.023 acres (9,999 sq feet) more or less.

Being the same property conveyed to Patricia Layhew by deed from William Joel Dillard and wife, Wilese Denton Dillard, dated January 26, 2002 and filed for record January 28, 2002 as Instrument No. 20020128-0011734 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 6050, page 325, Register's Office for Davidson County, Tennessee. (Tract 1)

Subject to any and all easements or restrictions of record in the Register's Office for Davidson County, Tennessee (Tract 1 and Tract 2)

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Tract Two is not an approved building site.

RCS BPL AHL POS

2014 taxes have been prorated and assumed by the Grantee(s)..

The spouse of Patricia Layhew Johnson joins in this conveyance to convey any and all rights he may have marital or otherwise in the subject property.

The spouse of Bradley Paul Layhew joins in this conveyance to convey any and all rights she may have marital or otherwise in the subject property.

unimproved ☐

This is improved ☒ property, known as 1514 Hudson Road, Madison, TN 37115

(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 6th day of May 2014..

Roy C. Johnson

Patricia Layhew Johnson a/k/a Patricia Layhew

Alyssa Hoobery Layhew

Bradley Paul Layhew

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 Patricia Layhew Johnson, aka Patricia Layhew and Roy C. Johnson and Bradley Paul Layhew and Alyssa Hoobery Layhew the bargainor (s), 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 and official seal at Nashville, Tennessee this 6th day of May, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public