WARRANTY DEED VB2014 0110 Davidson County DEEDWARR Recvd: 06/23/14 15:59 3 pgs Fees:18.00 Taxes:247.90 **20140623-0054718**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF TN COUNTIES THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 23RD DAY OF JUNE, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
T. L. Powell & Ray Emanuel **904 Shannon Lane** **Franklin, TN 37064**	**Same**	**16500001900**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Jon Paul Johnson, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto T. L. Powell and Ray Emanuel, as tenants in common, with right of survivorship, (*hereinafter called "Grantees")*, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

Beginning at an iron pin, said point being the Northeast corner of the property conveyed to Edgar Hamilton, of Record in Book 5226, Page 45, Register's Office for Davidson County, Tennessee; Thence with the Hamilton Church Road right of way South 83 deg. 37' 34" East 270 feet to an iron pin; Thence leaving said right of way South 6 deg. 22' 26" West 155.00 feet to an iron pin; Thence North 83 deg. 37' 34" West 294.23 feet to an iron pin; Thence North 15 deg. 15' 26" East 156.88 feet to the beginning containing 1.00 acres more or less.

Being the same property conveyed to Jon Paul Johnson by Quitclaim Deed from Rebecca S. Pollard and Deborah D. Pollard of record in Instrument # 20140506-0038518; Register's Office for Davidson County, Tennessee; Decree for Redemption of record in Instrument # 20140612-0051478, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3897 Hamilton Church Road, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 5226, Page 45;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of June, 2014.

GRANTOR:

Jon Paul Johnson

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Jon Paul Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of June, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/3/2017