BILL GARRETT, Davidson County
Trans:T20140051992 DEEDWARR
Recvd: 07/18/14 12:26 2 pgs
Fees:13.00 Taxes:980.50
20140718-0063994

Chapman and Rosenthal Title, Inc.
1020 Westgate Circle, Suite 100
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Drake White	New Owner	03800017700
(NAME)	(NAME)	
6245 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141131

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, **I, LARRY JOHNSON, A MARRIED MAN,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM DRAKE WHITE AND ALEX WHITE, 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. :

Certain real property situate in 14th Civil District of Davidson County, Tennessee, and being a portion of the Tomlinson Johnson property as of record in Deed Book 10759, page 580, Register's Office for Davidson County, Tennessee, and more particularly described according to the survey by Survey Solutions, Steve Axley, RLS #1975, dated July 8, 1999, as follows, to-wit:

BEGINNING at an iron rod (new) in the Westerly margin of Old Hickory Blvd., said point being the Northeast corner of tract 2, Southeast corner of Tract 3; thence with said roadway margin with a curve having a radius of 755.00 feet, an arc length of 208.24 feet to an iron rod (old), said point being the southeast corner of Tract 2 and the Northeast corner of Tract 1; thence leaving said road margin and running with a common line between Tract 1 and Tract 2, South 87° 45' 22" West, 698.68 feet to a nail in the base of a 24" tree, said point being the Southwest corner of Tract 2, Northwest corner of Tract 1, said point also being in the Easterly line of Tomlinson as of record in Deed Book 1853, page 221, RODCT; thence with the line of Tomlinson, North 50° 22' 43" West, 61.87 feet to a fence post; thence North 35° 44' 07" West, 150.00 feet to an iron rod (new); thence North 59° 27' 14" West, 196.90 feet to an iron rod (new), said point being in the Southerly line of Anne M. Durocher as of record in Deed Book 3180, page 300, RODCT; thence with the line of Durocher, North 65° 35' 46" East, 131.60 feet to an iron rod (new), said point being in the Southerly line of Donald C. Merritt, as of record in Deed Book 11378, page 466, RODCT; said point being also the Northwest corner of Tract 2, Southwest corner of Tract 3; thence with the common line between Tract 2 and Tract 3, South 84° 40' 45" East, 877.32 feet to the point of beginning, containing 5.06 acres, more or less.

BEING all of the same property conveyed to Larry Johnson and wife, Kimberly Johnson by Warranty Deed from Carol A. Rouzer and husband, Paul D. Tracey dated April 18, 2003 of record in Instrument 20030520-0068317, Register's Office for Davidson County, Tennessee. The said Kimberly Johnson having since died on July 28, 2008 in Davidson County, TN, leaving the said Larry Johnson, the surviving tenant by the entirety and sole owner of said land.

Becky S. Rogers-Tishman, spouse of Larry Johnson, joins in this conveyance to convey any and all interest in said property.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 11660, page 954, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6245 Old Hickory Blvd., Whites Creek, TN 37189

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 16th day of July, 2014.

Larry Johnson

Becky S. Rogers-Tishman

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Larry Johnson and Becky S. Rogers-Tishman, 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 this 16th day of July, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public