BILL GARRETT, Davidson County
Trans:T20140071250 DEEDWARR
Recvd: 09/23/14 14:00 2 pgs
Fees:13.00 Taxes:1123.14
20140923-0087391

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $303,550.00

Amy Johnson
Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Elizabeth Maison
Notary Public

My commission expires: 2.11.14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KEITH A. WRIGHT **BRENDA R. WRIGHT**	**KEITH A. WRIGHT** **BRENDA R. WRIGHT**	**01700018100**
5215 BRICK CHURCH PIKE	**5215 BRICK CHURCH PIKE**	
GOODLETTSVILLE, TN 37072	**GOODLETTSVILLE, TN 37072**	

FOR AND IN 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 ACKNOWLEDGE, WE,

MYRON D. JOHNSON and wife, AMY L. JOHNSON, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEITH A. WRIGHT and BRENDA R. WRIGHT, 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:

TRACT No. 1:

LAND lying in the 10th Civil District of Davidson County, Tennessee, and known as part of Tract No. 3 on an unrecorded map showing the division of the land of Lillie Waggoner, deceased, and being more particularly described according to a copy of a survey by Southern Land Surveying Co., Inc. dated March 22, 1966, as follows:

BEGINNING at an iron pin in the southerly margin of Brick Church Pike, corner to Herman Wagnor or H. L. Waggoner) property; thence with said margin, North 45° 56' East 24.7 feet to an iron pin; and North 47° 23' East 202.0 feet to an iron pin, corner to remaining property of Arthur Newman; thence with Newman's westerly line, South 39° 24' East 404.5 feet to an iron pin in Sam Thompson's line; thence with said Thompson's northerly line. South 45° 25' West 183.55 feet to an iron pin and South 9° 15' West 57.9 feet to an iron pin in said Wagnor's (or Waggoner's) easterly line thence with said line, North 39° 24' West 446.0 feet to the beginning.

TRACT No. 2:

LAND lying in the 10th Civil District of Davidson County, Tennessee. The tract is shown on Mid-State Land Surveyors drawing No. PS-20025 and all bearings given are magnetic data given as per survey of Cecil David West, Tennessee Registered Land Surveyor, No. 871, dated April 12, 1977, and being more particularly described as follows:

BEGINNING at an iron pin in the H. L. Waggoner Property boundary, being the southeast corner of the Edward J. Gross and wife, Barbara Page Gross Property as of record in Deed Book 5164, page 702, Register's Office for Davidson County, Tennessee, and being the southwest corner of the tract described herein; thence from beginning point and running generally with a fence between a common boundary of the said Gross Property and the herein described property, North 9° 22' 50" East 57.92 feet to an iron pin; thence continuing with the fence North 45° 27' 00" East 675.34 feet to an iron pin; thence leaving said fence South 39° 07' 00" East 678.65 feet to an iron pin; thence South 57° 01' 50" West 696.82 feet to an iron pin; thence North 39° 24' 00" West 142.77 feet to an iron pin, being the northeast corner of the H. L. Waggoner Property; thence continuing North 39° 24' 00" West with the Waggoner boundary 570.93 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO MYRON D. JOHNSON AND WIFE, AMY L. JOHNSON, AS TENANTS BY THE ENTIRETY, BY QUITCLAIM DEED FROM MYRON D. JOHNSON, DATED 07/06/2011 AND RECORDED ON 07/08/2011 IN INSTRUMENT NUMBER 20110708-0052503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5215 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

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 in 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 my/our hand(s) this 19th day of September, 2014.

Myron D. Johnson
MYRON D. JOHNSON

Amy L Johnson
AMY L. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MYRON D. JOHNSON and AMY L. JOHNSON, the within named Grantor(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, at office, this 19th day of September, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY