BILL GARRETT, Davidson County
Trans:T20140072331 DEEDWARR
Recvd: 09/26/14 10:37 2 pgs
Fees:13.00 Taxes:1942.50
20140926-0088794

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14081756

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2014.

Notary Public
My Commission Expires: 6/26/2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan D. Johnson and Nina Johnson 7733 Buffalo Rd Nashville TN 37221	New Owner	Tax Parcel ID No. 113-00-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Bradley Whitfield and wife, Susan Whitfield** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan D. Johnson and Nina Johnson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract or parcel of land in the 8th Civil District of Davidson County, Tennessee, described according to a Survey of Ralph Lambert & Son, Surveyors, dated July 24, 1976, as follows:

Beginning at a point in the center of Buffalo Road, said point being S 5° 24' E 50 feet from an iron spike in the center line of said road. Said point being in the original North boundary line of said property and on the Southerly line of W. T. Hows; thence with the center of said road S 5° 24' E 28.0 feet; thence S 4° 31' W 250.0 feet; thence S 10° 01' E 191.0 feet to a point in the center line of said road, the same being the Northwest corner of a 46.07(+/-) acre tract off the Southerly portion of the Lonnie Allison property; thence with the center line of a hollow and branch, the North line of the said 46.07(+/-) acre tract, N 74° 32' 57" E 1671.01 feet to an iron pin set in concrete in the center of hollow and branch, said point being in Melton Braceys Westerly line; thence with Braceys Westerly line and an old line fence N 1° 23' W 560.6 feet to a concrete monument on top of a ridge, said point being in the Westerly line of the Moose Lodge property; thence down a hollow and branch S 73° 19' 22" N 998.28 feet to an iron pin in said hollow and branch S 60° 39' W 594.13 feet to an iron pin on the Southerly side of said hollow; thence N 75° W 144.0 feet to the point of beginning and containing 17.09(+/-) acres and lying along the Easterly side of Buffalo Road.

Being the same property conveyed by Warranty Deed from (1) J. D. Allison, (2) Versie Allison, (3) A. J. Allison, Jr., (4) Judy Carol Allison, (5) William Allison, Jr., (6) Colie R. Allison, (7) Mary Jane Allison Southall, (8) John Larry Allison, (9) Elizabeth Allison Mapp, (10) Annie B. Allison Wilson, (11) William F. Allison, (12) Cynthia Hancock Norton, (13) Frederick D. Hancock and (14) Richard DiMaggio Hancock to James Bradley Whitfield and wife, Susan Whitfield as recorded in Deed Book 5096, Page 70 and County Court Clerk's Deed from R. E. Worrall to James Bradley Whitfield and wife, Susan Whitfield as recorded on the 14th day of November, 1977 in Deed Book 5221, Page 895, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 7733 Buffalo Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2014.

James Bradley Whitfield

Susan Whitfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Bradley Whitfield and Susan Whitfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2014.

Notary Public

My Commission Expires: 7-3-2017

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017