WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandal R. Johnston	NEW OWNER	16300015700
(NAME)	(NAME)	
P.O. Box 218		
(ADDRESS)	(ADDRESS)	
Horn Lake, MS 38637		
(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, **Robert M. Krull**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandal R. Johnston, and wife and Judy A Johnston**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, according to a survey by Donald R. Carver, Surveyor, dated October 10, 1979, and being all of the property described in Deed Book 6964, Page 765, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a point in the northerly margin of Mt. View Road, said point being the southeasterly corner of the property conveyed to Joe B. Hood, etux, from James D. Lane, etux as of record in Book 3973, Page 400, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Mt. View Road, North 87 deg. 45 min. west, 366.79 feet; thence still along the northerly margin of Mt. View Road in an arc in a westerly direction 212.21 feet; thence north 45 deg. 00 min. east 159.93 feet; thence north 35 deg. 45 min. east 430.10 feet; thence south 88 deg. 00 min east, 361.79 feet; thence south 2 deg. 30 min. west 310.0 feet; thence north 87 deg. 45 min. west, 210.0 feet; thence south 2 deg. 30 min. west 210.0 feet to the point of beginning, containing 6.8 acres, more or less.

Being the same property conveyed to Charles C. Bonds and wife, Rachel Y. Bonds by Warranty Deed dated from Vivian Carlene Morrison and husband, Jack W. Morrison of record in Book 6964, Page 765, Register's Office for Davidson County, Tennessee and further conveyed to James F. Bonds and Claude H. Bonds by Quit Claim Deed dated 09/22/2002 from Rachel Y. Bonds, an unmarried person of record in Instrument 200209230115681, Register's Office for Davidson County, Tennessee and futher conveyed to Robert M. Krull by Special Warranty Deed dated 08/22/2014 from James F. Bonds and Claude H. Bonds of record in Instrument 201408220076916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 5065 Mount View Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140075722 DEEDWARR
Recvd: 10/07/14 11:30 2 pgs
Fees:13.00 Taxes:314.50
20141007-0092903

File No.: 35143
Warranty Deed Individual BP LE1

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 6 day of October, 2014.

Robert M. Krull

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Robert M. Krull, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6 day of October, 2014

Notary Public
My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015