(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150009890 DEEDWARR
Recvd: 02/09/15 10:55 2 pgs
Fees:13.00 Taxes:1455.95
20150209-0011779

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl David Harper	Regions Bank d/b/a Regions Mortgage	187-00-0
(NAME)	(NAME)	(MAP)
107 Gloryland Lane	2050 Parkway Office Circle	114.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James D. Johnson and wife, Lisa R. Johnson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carl David Harper and wife, Cheryl D. Harper, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in the Thirty-First (31st) Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Parcel 114.00 on Davidson County Tax Map No. 187 and lying on the westerly margin of Gloryland Lane, north of Burkitt Road and being more particularly described as follows:

Beginning at a point in the centerline of Gloryland Lane, a 40-foot Ingress/Egress and Utility Easement in the westerly property line of a tract of land conveyed to Eric J. and Janean L. Bollinger as of record in Instrument No. 20021121-0145073, Register's Office for Davidson County, Tennessee; said point also being situated North 05 degrees 15 minutes 33 seconds East, 947.35 feet from the northerly right-of-way line of Burkitt Road, a 50-foot right-of-way, as measured along the centerline of said Gloryland Lane; thence,

1. Leaving the centerline of Gloryland Lane, and with a new severance line through which this tract is a part of (Parcel 114.00-Tax Map 187), North 84 degrees 43 minutes 50 seconds West, 519.48 feet to a point in the easterly property line of a tract of land conveyed to Stacy J. Carter as of record in Instrument No. 200405200059642, Register's Office for Davidson County, Tennessee thence,

2. With the easterly property line of said Carter, in part, North 04 degrees 04 minutes 50 seconds East, 415.50 feet to the southwesterly property corner of a tract of land conveyed to Alfred G. Henson as of record in Book 7381, Page 765, Register's Office for Davidson County, Tennessee; thence,

3. With the southerly property line of said Henson, South 84 degrees 44 minutes 25 seconds East, 528.03 feet to the westerly property line of a tract of land conveyed to John B. and Lou A. Corcoran as of record in, Instrument No. 20040407-0039386, Register's Office for Davidson County, Tennessee; thence,

4. With the westerly property line of said Corcoran, in part, and the westerly property line of the aforementioned Bollinger property, in part, South 05 degrees 15 minutes 33 seconds West,

415.50 feet to the Point Of Beginning and containing 217,598 square feet or 5.00 acres, more or less as calculated by the above courses and distances.

Included in the above-described tract is the westerly 20-feet of Gloryland Lane, a 40-foot Ingress/Egress & Utility Easement which, lies parallel to the easterly property line and runs back from Burkitt Road to the northerly property line of the above described property.

Being the same property conveyed to James D. Johnson and wife, Lisa R. Johnson by Warranty deed from Judy A. Martin A.K.A. Judy F. Martin of record in Instrument No. 20050926-0115363 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on September 26, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 107 Gloryland Lane, Antioch, Tennessee 37013

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 my/our hand(s) this 6th day of February, 2015.

James D. Johnson

Lisa R. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James D. Johnson and wife, Lisa R. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of February, 2015.

Notary Public

My Commission Expires: 1/9/2016

