THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
PHILLIPS & INGRUM
117 East Main Street
Gallatin, Tennessee 37066
(615) 452-8030

BILL GARRETT, Davidson County
Trans:T20150014003 DEEDQC
Recvd: 02/26/15 09:20 7 pgs
Fees:37.00 Taxes:0.00
20150226-0016472

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Michael Johnson	Same	033 00 0 121.00
3377 Ridge Road		
Cedar Hill, Tennessee 37032		

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 30 day of October, 2014.

Michael Wayne Johnson
AFFIANT

NOTARY PUBLIC

My Commission Expires: 3/6/18

WHEREAS, EDWARD PAUL JOHNSON died intestate on or about the 3rd day of January, 2014; and

WHEREAS, the said EDWARD PAUL JOHNSON, had previously been married to the late LACY ESTHER JOHNSON, but she preceded him in death on or about November 15, 2001, and the said EDWARD PAUL JOHNSON never having remarried; and

WHEREAS, the Estate of the late EDWARD PAUL JOHNSON thus devolved to his eight (8) children, James Edward Johnson, Paula Sue Morton, Michael Wayne Johnson, David Eugene Johnson, Betty Frances Broussard, Robert Dennis Johnson, Thomas Charles Johnson and Terry R. Clayborn, in equal shares; and

WHEREAS, the intestate heirs of the late EDWARD PAUL JOHNSON desire to convey the real property of the late EDWARD PAUL JOHNSON to various family members in settlement of the Estate of the late EDWARD PAUL JOHNSON.

NOW THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration; the receipt of all of which is hereby acknowledged, JAMES EDWARD JOHNSON; PAULA SUE MORTON and husband, JESSIE L. MORTON; DAVID EUGENE JOHNSON and wife, ANNA MAE JOHNSON; BETTY FRANCES BROUSSARD and husband, LAWLESS BROUSSARD, JR.; ROBERT DENNIS JOHNSON; THOMAS CHARLES JOHNSON and wife, TERESA LYNN JOHNSON; and TERRY R. CLAYBORN, "Grantor," do hereby quitclaim and convey unto MICHAEL WAYNE JOHNSON, "Grantee," his heirs and assigns, all of their right, title and interest in and to the following described property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 407 Agee Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this ___ day of _____, 2014.

TERRY R. CLAYBORN

BETTY FRANCES BROUSSARD

JAMES EDWARD JOHNSON

LAWLESS BROUSSARD, JR.

PAULA SUE MORTON

ROBERT DENNIS JOHNSON

JESSIE L. MORTON

THOMAS CHARLES JOHNSON

DAVID EUGENE JOHNSON

TERESA LYNN JOHNSON

ANNA MAE JOHNSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, TERRY R. CLAYBORN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JAMES EDWARD JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ROBERT DENNIS JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, BETTY FRANCES BROUSSARD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, LAWLESS BROUSSARD, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, PAULA SUE MORTON , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JESSIE L. MORTON , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, THOMAS CHARLES JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of February, ~~2014~~ 2015.

NOTARY PUBLIC

My Commission Expires: 6/17/2015

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, TERESA LYNN JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of February, ~~2014~~ 2015.

NOTARY PUBLIC

My Commission Expires: 6/17/2015

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, DAVID EUGENE JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ANNA MAE JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

SURVEYOR'S DESCRIPTION

MICHAEL JOHNSON TRACT

Being a certain tract or parcel of land lying and being in the Tenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID Number 03300012100 and is the Paul E. Johnson and Lacy E. Johnson property recorded in Book 4191, Page 761 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Sexton Cap in the north right-of-way of Agee Road, this being the southwest corner of Forest Lawn Memorial Gardens (6122/659) and the southeast corner of the property described herein; reference a ½" Rebar (O) with no cap, the original southeast parent tract corner, at S 08°09'27" W a distance of 3.90'; thence leaving Forest Lawn Memorial Gardens and with the aforementioned right-of-way for two calls: with a curve turning to the left having an arc length of 111.89' and a radius of 1330.26' (chord bearing of S 83°19'38" W, chord length of 111.85') to a ½" Rebar (N) w/ Sexton Cap; S 80°55'04" W a distance of 59.18' to a ½" Rebar (N) w/ Sexton Cap, this being the southeast corner of other lands of Johnson (3537/547 "Tract B") and the southwest corner of the property described herein; thence leaving the north right-of-way of Agee Road and with other lands of Johnson for two calls: N 02°55'29" E a distance of 230.93' to a ½" Rebar (N) w/ Sexton Cap at the terminus of a 12' private road easement; with the west side of said easement N 15°39'34" W a distance of 278.54' to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of other lands of Johnson and the northwest corner of the property described herein in the south line of Regions Bank (201302070012891); thence leaving other lands of Johnson and with Regions Bank and crossing the 12' private road easement S 83°09'27" E a distance of 12.99' to a ½" Rebar (N) w/ Sexton Cap; this being the northwest corner of other lands of Johnson (3537/547 "Tract A") and the northeast corner of the property described herein; thence leaving Regions Bank and with other lands of Johnson and the east side of a 12' private road easement S 15°39'34" E a distance of 279.50' to a ½" Rebar (N) w/ Sexton Cap at the terminus of the 12' private road easement, this being the southwest corner of other lands of Johnson; thence leaving the east side of a 12' private road easement and continuing with other lands of Johnson S 79°22'31" E a distance of 172.50' to a ½" Rebar (O) with no cap in a fence, this being the southeast corner of other lands of Johnson and the easterly most corner of the property described herein in the west line of Forest Lawn Memorial Gardens; thence leaving other lands of Johnson, with Forest Lawn Memorial Gardens and a fence S 08°09'27" W a distance of 175.80' to the Point Of Beginning containing 38863.39 square feet or 0.89 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on 07 August 2014.

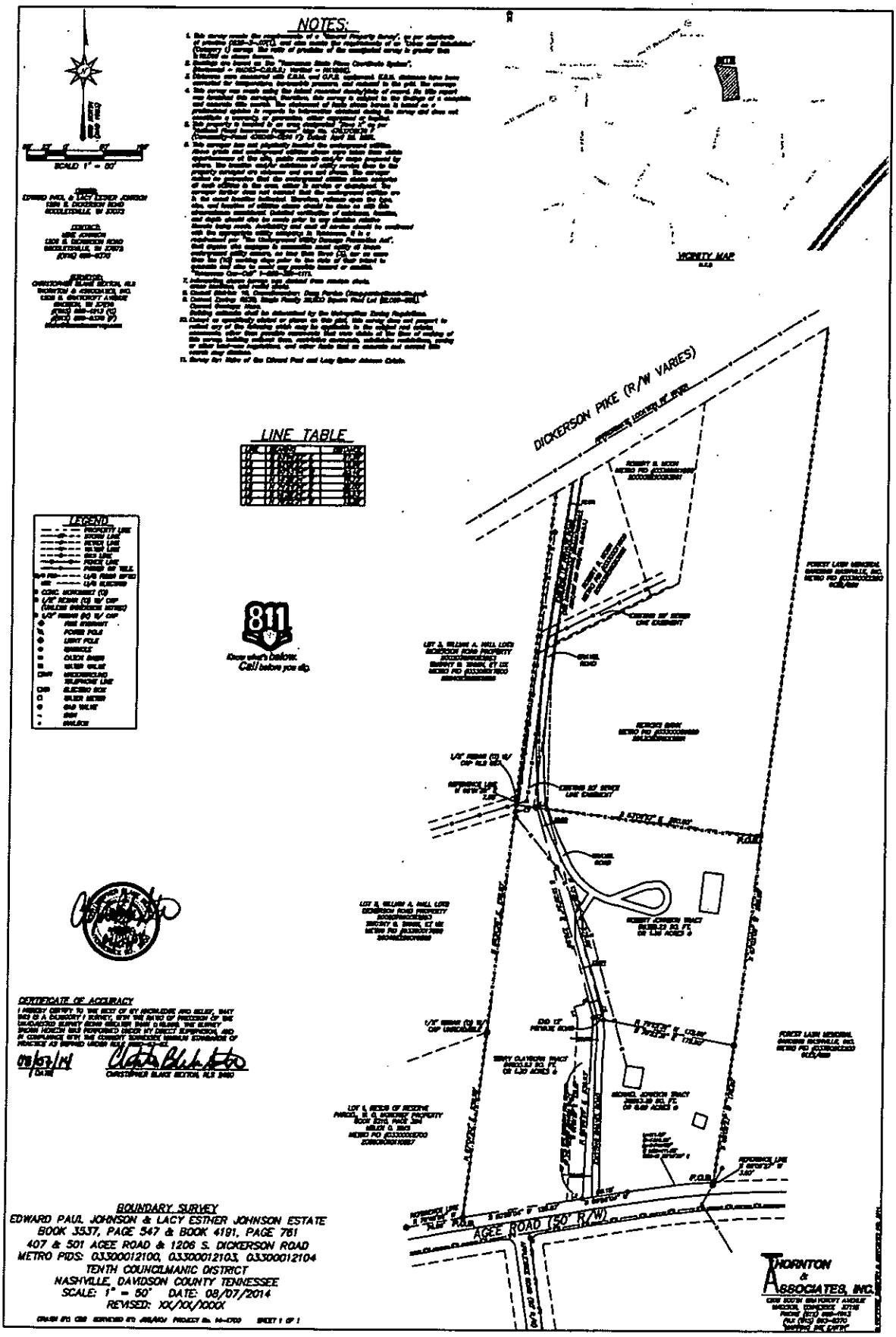
This property has the benefit of an existing 12' private road easement for ingress/egress purposes that leads from Dickerson Pike to the property described above. For a more perfect description of the easement, see survey attached hereto as Exhibit "A".

This property is encumbered by a 20' Water Line Easement leading from other lands of Johnson through the property described above. For a more perfect description of the easement, see the survey attached hereto as Exhibit "A".

Being the same property conveyed to Edward Paul Johnson, et ux, Lacy Esther Johnson, and Hattie May Johnson, a life estate, by deed from Hattie May Johnson, a widow, of record as Instrument No. 00004191-0000761, Register's Office for Davidson County, Tennessee. The said Lacy Esther Johnson and the said Hattie May Johnson since having died.

The said JESSIE L. MORTON, ANNA MAE JOHNSON, LAWLESS BROUSSARD, JR. and TERESA LYNN JOHNSON join in this Quitclaim Deed for the purpose of conveying any marital interest which they may have.

EXHIBIT "A"


NOTES:
LINE TABLE
LEGEND
811
Know what's below.
Call before you dig.
DICKERSON PIKE (R/W VARIES)
AGEE ROAD (50' R/W)
VICINITY MAP
CERTIFICATE OF ACCURACY
BOUNDARY SURVEY
EDWARD PAUL JOHNSON & LACY ESTHER JOHNSON ESTATE
BOOK 3537, PAGE 547 & BOOK 4191, PAGE 761
407 & 501 AGEE ROAD & 1206 S. DICKERSON ROAD
METRO PIDS: 03300012100, 03300012103, 03300012104
TENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY TENNESSEE
SCALE: 1" = 50' DATE: 08/07/2014
REVISED: XX/XX/XXXX
THORNTON & ASSOCIATES, INC.