BILL GARRETT, Davidson County
Trans:T20150021458 DEEDWARR
Recvd: 03/24/15 14:02 3 pgs
Fees:18.00 Taxes:666.00
20150324-0025302

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

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
Amy Price Neff	New Owner	05700013300 (Tract 1)
(NAME)	(NAME)	
825 GRAYDON AVE.		05700013800 (Tract II)
(ADDRESS)	(ADDRESS)	
NORFOLK VA 23507		
(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, **Lewis Kennedy Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Price Neff and Eric Neff, wife and husband,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 5218 Old Hickory Blvd., Nashville, TN 37218 and 0 Ashland City Hwy., Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of March, 2015.

Lewis Kennedy Johnson

State of Tennessee
County of Davidson

On this 23rd day of March, 2015, before me, a Notary public in and for said County and State, personally appeared Lewis Kennedy Johnson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 7-6-15

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

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and describes as follows, to-wit:

TRACT I: (05700013300) Property Address of 5218 Old Hickory Blvd., Nashville, TN 37218

Beginning at the extreme Northwest corner of Mrs. Robbie McKee, at the Southwest corner of a joint 50 X 50 foot easement in George West's East property line; thence with said easement North 88 deg. 39' 00.1" East, 50 feet to an iron pin, a corner of property owned by Mrs. Mildred Paul and Mrs. Robbie Clay; thence with Mrs. Paul's and Mrs. Clay's property line, South 46 deg. 21' East, 353.55 feet to an iron pin; thence South 1 deg. 12' 20.8" East, 712.0 feet to an iron pin a new corner to Mrs. Robbie McKee; thence with Mrs. McKee's property, South 88 deg. 35' 59" West, 305.0 feet to an iron pin in George West's East property line; thence with George West's East property line North 1 deg. 12' 20.8" West, 961.0 feet to the beginning, containing 6.0 acres, more or less.

TRACT II: (05700013800) Property Address of 0 Ashland City Hwy., Nashville, TN 37218

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 4, said pin being located easterly 1820.04', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning leaving Hydes Ferry Pike with Tract 4, N 38°96'00" E - 163.06' to an existing iron pin at the Southeast corner of the S.H.H., L.L.C. property of record in Document No. 200003130025253, R.O.D.C., TN. Thence with the easterly line of the S.H.H., L.L.C. property, N 38°36'00" E - 1705.99' to an old fence corner post; Thence N 01°12'24" W - 1076.36' to an existing iron pin, said pin being a corner to the Robbie 0. McKee property of record in Book 11254, Page 045, R.O.D.C.. TN; Thence with McKee's property, N 46°24'10" W - 353.25' to an existing iron pin; Thence S 88°36'36" W - 49.93' to an existing iron pin; Thence N 00°09'21" E - 51.25' to an old fence corner post in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN; Thence with Wood's line N 88°97'56" E - 351.76' to a 36" Oak Tree; Thence N 87°12'24" E - 350.26' to an iron pin set; Thence S 78°20'34" E - 191.92' to a 14" Ash Tree; Thence S 76°46'49" E - 157.22' to an 18" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 7; Thence with Tract 7, S 24°42'05" W - 1522.16' to an iron pin set; Thence S 38°36'00" W - 1827.76' to an iron pin set in northerly margin of Hydes Ferry Pike; Thence with said margin and a curve left having a radius of 1181.00', a chord length of 108.19', said chord having a bearing of N 73°50'03" W and an arc length along said curve of 108.23' to the point of beginning, containing 19.16 acres +/-.

Being the same property conveyed to Lewis Kennedy Johnson by Warranty Deed dated 12/22/2005 from Phillip O. McKee, unmarried of record in Instrument 200512280154782, (Tract No. I), and being the same property conveyed to Lewis K. Johnson by Warranty Deed dated 06/04/2001 from Robbie McKee Clay, unmarried of record in Instrument 200106050058563, (Tract No. II), Register's Office for Davidson County, Tennessee.
Lewis Kennedy Johnson and Lewis K. Johnson being one and the same person.