BILL GARRETT, Davidson County
Trans:T20150026628 DEEDWARR
Recvd: 04/09/15 13:35 2 pgs
Fees:13.00 Taxes:222.00
20150409-0031363

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Ronald A. Iserman ("GRANTOR")

TO: Z. Darrell Johnson and Gloria K. Johnson ("GRANTEE")
2836 Long Oak Drive
Murfreesboro, TN 37128

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
1932 & 1946 Saddleback Road Goodlettsville, TN 37072	Z. Darrell Johnson 2836 Long Oak Drive Murfreesboro, TN 37128	01600027500 01600027600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and No/100s Dollars ($60,000.00), the receipt and sufficiency of all of which is hereby acknowledged, I, Ronald A. Iserman, have bargained and sold, and by these presents do transfer and convey unto Z. Darrell Johnson and wife, Gloria K. Johnson, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots 10 and 11, as shown on the map entitled the Plan of Saddleback Farms as of record in Plat Book 9700, Page 332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same land conveyed to Ronald A. Iserman and Wanda L. Iserman, from David C. Love and Sandra J. Love, husband and wife, by Deed of record in Book 11425, Page 881, dated April 7, 1999 and Deed of Record in Book 11425, Page 878, dated April 7, 1999, and conveyed to Ronald A. Iserman from Wanda L. Iserman by Final Decree of Divorce in the Circuit Court for Sumner County, Tennessee, Docket No. 2010CV828 of record as Instrument Number 201009280077226 in the Register's Office for Davidson County, Tennessee
>
> This is unimproved property known as 1932 and 1946 Saddleback Road, Goodlettsville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns forever.

And I do covenant with the said Grantee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the following:

1. 2015 Davidson County taxes, a lien, currently not due and payable.
2. Matters shown on the Plan of record in Plat Book 9700, page 331, said Register's Office.
3. Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Farms contained in instrument of record in Book 10024, page 591 and amended in Book 11003, page 852, Instrument No. 20001004-0098657 and Instrument No. 20080611-0059935, said Register's Office.

4 Assessments set out in Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Farms contained in instrument of record in Book 10024, page 591, said Register's Office.

5. Easements set out in Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Farms contained in instrument of record in Book 10024, page 591, said Register's Office.

6. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities, and other matters of record.

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 7th day of April, 2015

Ronald A. Iserman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Ronald A. Iserman,** the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 7th day of April, 2015.

Notary Public

My Commission Expires: 03-01-17

DESIREE J.C. GOFF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: MARCH 01, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2015.0

Notary Public

My Commission Expires: 03-01-17

DESIREE J.C. GOFF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: MARCH 01, 2017