BILL GARRETT, Davidson County
Trans:T20150029060 DEEDWARR
Recvd: 04/17/15 11:48 2 pgs
Fees:13.00 Taxes:74.00
20150417-0034217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DLJC Properties, LLC	DLJC Properties, LLC	021-00-0-043.00
	(NAME)	
P O Box 232	P O Box 232	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nancy Johns Brown Winters, an undivided 1/2 interest, Guy D. Johns, an undivided 1/4 interest, and Steven W. Johns, an undivided 1/4 interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DLJC Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEGINNING AT A SPIKE IN CENTER OF THE EATON'S CREEK ROAD AT THE INTERSECTION OF THE NORTH BERNARD ROAD, RUNNING NORTH 87 DEGREES WEST 264 FEET WITH THE CENTER OF BERNARD ROAD TO A SPIKE. THENCE NORTH 3 DEGREES EAST 330 FEET TO AN IRON PIPE. THENCE SOUTH 87 DEGREES EAST 264 FEET TO A SPIKE IN CENTER OF EATON'S CREEK ROAD, THENCE TURNING AND RUNNING SOUTH 3 DEGREES WEST 330 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO NANCY JOHNS BROWN, 1/2 UNDIVIDED INTEREST, AND GUY D. JOHNS, 1/4 UNDIVIDED INTEREST, AND STEVEN W. JOHNS, 1/4 UNDIVIDED INTEREST, BY DEED FROM LARRY N. WESTBROOK, TRUSTEE, OF RECORD IN BOOK 7193, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID NANCY JOHNS BROWN IS NOW KNOWN AS NANCY JOHNS BROWN WINTERS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 4900 Rawlings Road, Joelton, TN 37080
(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 my/our hand(s) this 16th day of April, 2015.

WARRANTY DEED
(Continued)

Nancy Johns Brown Winters

Nancy Johns Brown Winters

Guy D. Johns

Guy D. Johns

Steven W. Johns

Steven W. Johns

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Johns Brown Winters, Guy D. Johns, and Steven W. Johns, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072