WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/15 07:26 5 pgs
Fees:28.00 Taxes:1979.50
20150611-0055075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
A.P. Johnson and Carol Johnson	Pinnacle Bank	007 00 0 078.00 and 007 00 0 212.00
(NAME)	(NAME) #900	
2121 and 2125 Tinnin Road	150 Third Avenue South	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thirty-Five Thousand And No/100 Dollars ($535,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rubin F. Jones and wife, Sharon M. Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **A.P. Johnson and Carol Johnson, husband and wife**, 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:

TRACT #I:

Land in Davidson County, Tennessee, being on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #12 of Tinnin Road Estates (5.50 acres as per survey of same date), also being 961.20 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #12 North 84 degrees 37 minutes 42 seconds West 2086.26 feet to an iron rod; thence with line of Alvin Leon Dobbs, Doug Brown, and William E. Dunn, Jr., North 05 degrees 28 minutes 30 seconds East 458.97 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 312.30 feet to an iron rod; thence with line of Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39

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minutes 50 seconds East 483.43 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1508.44 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 seconds East 50.68 feet to the point of beginning, survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001, revised June 29, 2001.

Being the same property conveyed to Rubin Jones and wife, Sharon Jones by Warranty Deed from Brock E. Marion, Sr. and wife, Keri A. Marion, dated October 18, 2004 and recorded November 3, 2004 in Instrument No. 20041103-0132750, in said Register's Office for Davidson County, Tennessee.

TRACT #II:

Being located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #13 of Tinnin Road Estates (6.53 acres as per survey of same date), also being 1011.88 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #13 North 84 degrees 37 minutes 42 seconds West 1508.44 to an iron rod; thence North 26 degrees 39 minutes 50 seconds West 483.43 feet to an iron rod; thence with line of James Michael Shepard South 84 degrees 47 minutes 00 seconds East 365.09 feet to an iron rod; thence South 84 degrees 04 minutes 22 seconds East 29.22 feet to an iron road; thence with line of Tract #16 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minute 50 seconds East 206.34 feet to an iron rod; thence with line of Tract #15 of Tinnin Road Estates (5.01 acres as per survey of same date) South 26 degrees 39 minutes 50 seconds East 218.94 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 1136.71 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minutes 01 second East 50.68 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, TN 37074, dated June 6, 2001.

Being the same property conveyed to Rubin F. Jones and wife, Sharon M. Jones by Warranty Deed from Brock E. Marion, Sr. and wife, Keri A. Marion, dated November 3, 2003 and recorded November 12, 2003 in Instrument No. 20031112-0165568, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2121 and 2125 Tinnin Road, Goodlettsville, TN 37072

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, has 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 4TH DAY OF JUNE, 2015 .

Rubin F Jones by Sharon M Jones as Power of Attorney.

Rubin F. Jones

Sharon M Jones.

Sharon M. Jones

State of Tennessee

County of Sumner

Before me personally appeared Sharon M. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rubin F. Jones acknowledged that such person executed the same as the free act and deed of Rubin F. Jones.

Witness my hand and official seal, this the 4th of June, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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State of Tennessee

County of Sumner

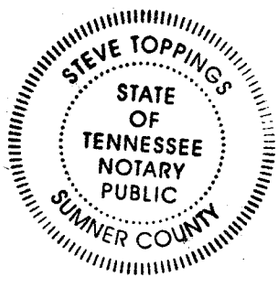
Before me personally appeared Sharon M. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rubin F. Jones acknowledged that such person executed the same as the free act and deed of Rubin F. Jones.

Witness my hand and official seal, this the 4th of June, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



File Number: HND-151713

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)