WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/15 08:30 3 pgs
Fees:18.00 Taxes:185.00
20150615-0056123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(AFFIX SEAL)

ISAAC T. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfonso P. Johnson	Alfonso P. Johnson	MAP/PAR 00700021400
(NAME)	(NAME)	
2125 Tinnin Rd	2125 Tinnin Rd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rubin Jones and wife, Sharon Jones** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfonso P. Johnson, Jr. and wife, Carol G. Johnson** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.15 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, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being in the southeast corner of this tract and the northeast corner of the Tract #14 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 1062.56 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence, leaving road with line of said Tract #14 North 84 degrees 37 minutes 42 seconds west 1136.71 feet to an iron rod; thence, North 26 degrees 39 minutes 50 seconds west 218.94 feet to an iron rod; thence, with the line of Tract #16 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 1211.29 feet to an iron rod in the west margin of Tinnin Road; thence, with said margin along a curve proceeding clockwise, having a deflection angle of 06 degrees 27 minutes 46 seconds, a radius of 1687.11 feet, a tangent length of 95.25 feet, a chord of South 07 degrees 14 minutes 54 seconds East 190.20 feet; thence, along said curve an arc length of 190.30 feet to the point of beginning, containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee No. 910, address 150 Middlefork Road, Hartsville, TN 37074, dated June 6,2001.

A T.V.A. power transmission easement crosses the northeast portion of the above described tract. See plat for further details.

Being the same property conveyed to RUBIN JONES AND WIFE, SHARON JONES, by deed from CRAIG JOHN KOCH AND LOUANNE BAKICK KOCK A/K/A LUANNE B. KOCH, TRUSTEES OF THE CRAIG JOHN KOCH REVOCABLE TRUST, of record in Instrument No. 20110919-0072319, dated September 16, 2011, said Register's Office.

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.

Executed by my hand this 4th Day of June 2015.

Rubin Jones, Seller **Sharon Jones, Seller**

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sharon Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 4th Day of June 2015

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rubin Jones , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 4th Day of June 2015

Notary Public

My Commission Expires: 05-06-2017

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2017

Certificate of Authenticity

I, Jennifer Chandler-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.

Signature

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 3-7-2017

ISAAC T. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

Notary's Seal (If on paper)