(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150050619 DEEDWARR
Recvd: 06/24/15 13:48 2 pgs
Fees: 13.00 Taxes: 1798.20
20150624-0060683

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Paul Johnson	Joshua Paul Johnson	159-12-0-001.00
(NAME)	(NAME)	
5516 Hillview Drive	5516 Hillview Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **James Lawson, a/k/a James D. Lawson and wife, Paula Lawson, a/k/a Paula M. Lawson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Paul Johnson and Piper Michelle Lawson, 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:

Land in Davidson County, Tennessee, being Lot 36, OAK HILL ESTATES, SECTION THREE, as shown on plat of record in Plat Book 4860, pages 3, 4, and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Lawson and wife, Paula Lawson, by Warranty Deed from Wayland K. Cothron and wife, Gail T. Cothron, dated September 12, 2008, of record in Instrument No. 20080922-0096569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4860, pages 3, 4, and 5; Restrictions of record in Book 5010, page 245; Easement to USA/ TVA of record in Book 1165, page 565; Book 1174, page 314; Book 1196, page 304; Book 1196, page 306; Book 1207, page 48; Book 1207, page 50; Book 2280, page 391 and Book 2297, page 479; and Sanitary sewer and/ or storm drainage easement of record in Book 7959, page 642, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5516 Hillview Drive, Brentwood, TN 37027

(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 this 22nd day of June, 2015.

James D. Lawson, by John P. Mayer, Jr., Attorney - in - Fact Attorney-In-Fact

Paula M. Lawson, by John P Mayer, Jr., Attorney-in-Fact Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John P Mayer, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for James D Lawson, the within named bargainor, and that John P Mayer, Jr., as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James D. Lawson, the within named bargainor by the said John P. Mayer, Jr., as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John P Mayer, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Paula M. Lawson, the within named bargainor, and that John P Mayer, Jr., as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Paula M. Lawson, the within named bargainor by the said John P. Mayer, Jr., as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017