BILL GARRETT, Davidson County
Trans:T20150051852 DEEDWARR
Recvd: 06/29/15 10:57 2 pgs
Fees:13.00 Taxes:199.80
20150629-0062141

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael & Heather Dixon 8057 Whites Creek Pike Joelton, TN 37080	SAME	00800-021.00

THIS INDENTURE, made this 26th day of June, 2015 between

Jeremy Scott Johnson, Trustee of the Johnson Farm Trust dated December 8, 2008

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Michael Dixon and wife, Heather Dixon

of Davidson County Tennessee, hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS;

TRACT THREE: BEGINNING AT AN IRON ROD, 30 FEET FROM THE CENTER LINE OF WHITES CREEK PIKE, SAID POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID ROAD, LOCATED 50.00 FEET SOUTHEAST (MEASURED ALONG THE RIGHT -OF-WAY FROM THE RESUBDIVISION ROBERT H. JONES AND ADCOCK PROPERTY SUBDIVSION, AS OF RECORD IN PLAT BOOK 20061219-0155948, R.O.D.C.,TN, SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE RIGHT-OF-WAY OF WHITES CREEK PIKE AND A CURVE TO THE LEFT, DELTA OF 00 DEG 56' 44" RADIUS OF 3030.00 FEET, LENGTH OF 50.00 FEET AND HAVING A CHORD BEARING OF S27 DEG. 47' 19" E 50.00 FEET TO AN IRON ROD 30 FEET FROM THE CENTER LINE OF WHITES CREEK PIKE AND BEING A CORNER WITH DEBORAH A. SHEPARD, AS OF RECORD IN BOOK 20101229-0103300, R.O.D.C.,TN; THENCE LEAVING SAID ROAD WITH THE LINE OF DEBORAH H. SHEPARD, S63 DEG. 00' W 191.12 FEET TO AN IRON ROD WITH TRACT TWO OF THIS SURVEY; THENCE WITH LINE OF TRACT TWO FOR THE NEXT TWO CALLS, S63 DEG. 00' W 100.56 FEET TO AN IRON ROD, N85 DEG. 00' 803.62 FEET TO AN IRON ROD; THENCE WITH A NEW LINE FOR THE NEXT FIVE CALLS, N34 DEG. 00' 89.35 FEET TO AN IRON ROD, N05 DEG. 00' E 169.85 FEET TO AN IRON ROD, S85 DEG. 00' E 130.27 FEET TO AN IRON ROD, S81 DEG. 53' 33" E 940.71 FEET TO AN IRON ROD, N63 DEG. 00' E 15.68 FEET TO THE POINT OF BEGINNING; CONTAINING 5.01 ACRES, MORE OR LESS; AS SURVEYED NOVEMBER 21, 2012, BY L. STEVEN BRIDGES, JR., RLS 1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518. PHONE: 615-822-5394.

BEING A PORTION OF THE PROPERTY CONVEYED TO JEREMY SCOTT JOHNSON, TRUSTEE OF THE JOHNSON FARM TRUST, DATED DECEMBER 8, 2008 BY QUITCLAIM DEED DATED FEBRUARY 19, 2009 FROM JEREMY SCOTT JOHNSON, TRUSTEE OF THE GLENNA JOHNSON REVOCABLE LIVING TRUST, DATED APRIL 2, 2007 OF RECORD IN INSTRUMENT NO. 20090302-0018037, AND BY QUITCLAIM DEED DATED MARCH 13, 2008 FROM GLENNA BAXTER JOHNSON OF RECORD IN INSTRUMENT NO. 20080506-0046397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is ( ) improved (X) unimproved property known as: 0 Whites Creek Pike, Joelton, TN 37080.

The above description was prepared from boundary survey prepared by Steven Bridges, Jr., Registered Land Surveyor, Tennessee No. 1740, whose address is 205 Shivel Drive, Hendersonville, TN 37075.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

TRUSTEE

Jeremy Scott Johnson, Trustee of the Johnson Family Trust
dated December 8, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy Scott Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of June, 2015.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $54,000.00.

TRUSTEE
Affiant

Sworn to and subscribed before me, this 26th day of June, 2015.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15