BILL GARRETT, Davidson County
Trans:T20150078668 DEEDWARR
Recvd: 09/16/15 10:35 2 pgs
Fees:13.00 Taxes:1352.35
20150916-0093876

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1873

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diane G. Johnson Robert D. Johnson 604 Logwood Briar Circle Brentwood, TN 37027	Diane G. Johnson Robert D. Johnson 604 Logwood Briar Circle Brentwood, TN 37027	172-13-A-91.00

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $365,500.00

Affiant

Subscribed and sworn to before me, this the 14 day of September, 2015.

Notary Public

My Commission Expires: 5/27/2015
(Affix Seal)

Amelia Swanson Williamson County Tennessee Notary Public State of

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Daniel L. Labadie and wife, Marie S. Labadie,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert D. Johnson and Diane G. Johnson as Co-Trustees of the Robert D. Johnson Revocable Trust dated September 28, 1995, as Amended January 28th, 2005, and as Restated on July 1st, 2009 as to a ½ undivided interest, and Diane G. Johnson and Robert D. Johnson as Co-Trustees of the Diane G. Johnson Revocable Trust dated September 28, 1995, as Amended January 28th, 2005, and as Restated on July 1st, 2009, as to a ½ undivided interest.,** 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 No. 51, on the Plan of Revision to Lots 14-16 and Lots 51-53, Section Two, Williams Grove, of record in Instrument No. 200003240030072, as corrected in Instrument No. 200008240083614, Register's Office for Davidson County, Tennessee, to which plan and correction reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel L. Labadie and wife, Marie S. Labadie by Warranty Deed from Amy L. Miller, unmarried, dated January 30, 2006, recorded February 6, 2006, of record in Instrument No. 20060206-0014411, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **604 Logwood Briar Circle, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14TH day of SEPTEMBER, 2015.

GRANTOR(S)

Daniel L. Labadie

Marie S. Labadie

STATE OF FLORIDA
COUNTY OF PASCO

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel L. Labadie and Marie S. Labadie** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 14TH day of SEPTEMBER, 2015.

Denis D. Labadie
Notary Public, State Of Florida
Commission No. EE 167715
My Commission Expires: 02/08/16

Notary Public
My Commission Expires: