BILL GARRETT, Davidson County
Trans:T20150087603 DEEDWARR
Recvd: 10/14/15 13:34 3 pgs
Fees:18.00 Taxes:623.45
20151014-0104563

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
Michele L. Coon Misty D. Hobbs 7935 Whites Creek Pike Joelton, TN 37080	Michele Coon Misty D. Hobbs 7935 Whites Creek Pike Joelton, TN 37080	008000 Part of 021.00

THIS INDENTURE, made this 9th day of October, 2015 between

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

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

Michele L. Coon, unmarried & Misty D. Hobbs, unmarried as tenants in common with right of survivorship

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

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod in the westerly right of way of Whites Creek Pike said point being the northeastern corner of the herein described tract and the southeastern corner of the Anchor Properties as described in Instrument 20081110-0111118 RODC; Thence, with said right of way, being a curve to the left, having a Delta angle of 00 degrees 56 minutes 44 seconds, a Radius of 3030.00 feet, an Arc Length of 50.00 feet, a chord bearing of South 26 degrees 51 minutes 18 seconds East and a chord length of 50.00 feet to an iron rod; Thence, leaving said right of way, South 63 degrees 00 minutes 18 seconds West, 15.67 feet to an iron rod; Thence, North 81 degrees 53 minutes 33 seconds West, 940.71 feet to an iron rod; Thence, North 85 degrees 00 minutes 00 seconds West, 130.27 feet to an iron rod; Thence, South 05 degrees 07 minutes 52 seconds West, 169.76 feet to an iron rod; Thence, South 33 degrees 59 minutes 01 seconds East, 585.32 feet to an iron rod at the southwest of the Michael Dixon property as described in Instrument 20140114-0003826 RODC; Thence, with Dixon for the next 5 calls, South 81 degrees 26 minutes 35 seconds East, 219.73 feet to an iron rod; Thence, North 61 degrees 58 minutes 05 seconds East, 219.27 feet to an iron rod; Thence, South 34 degrees 01 minutes 21 seconds East, 177.08 feet to an iron rod; Thence, North 81 degrees 27 minutes 13 seconds East, 337.27 feet to an iron rod; Thence, North 61 degrees 51 minutes 15 seconds East, 285.28 feet to an iron rod in the southwest right of way of Whites Creek Pike; Thence, with said right of way, being a curve to the left, having a Delta angle of 00 degrees 57 minutes 50 seconds, a Radius of 3030.00 feet, an Arc Length of 50.97 feet, a chord bearing of South 39 degrees 20 minutes 04 seconds East and a chord length of 50.97 feet to an iron rod at the northeast corner of the R. Chamberlain property as described in Deed Book 2602 Page 553 RODC; Thence, with Chamberlain's northwest line, South 61 degrees 51 minutes 25 seconds West, 311.59 feet to an iron rod at

250 RODC; Thence, with Lain, North 81 degrees 28 minutes 17 seconds West, 963.21 feet to an iron rod; Thence, South 07 degrees 20 minutes 46 seconds West, 745.39 feet to an iron rod in the north line of the Donna Weldon property as described in instrument 20140930-0089990 RODC; Thence, with Weldon, North 80 degrees 03 minutes 11 seconds West, 536.83 feet to an iron rod witness pin; Thence, North 80 degrees 03 minutes 11 seconds West, 35.00 feet to the center of a creek; Thence, with the centerline of the creek for the next 13 calls, North 36 degrees 21 minutes 17 seconds West, 153.68 feet; Thence, North 03 degrees 43 minutes 02 seconds East, 50.92 feet; Thence, North 31 degrees 31 minutes 28 seconds West, 157.47 feet; Thence, North 76 degrees 55 minutes 12 seconds West, 62.26 feet; Thence, North 31 degrees 04 minutes 57 seconds West, 308.57 feet; Thence, North 88 degrees 51 minutes 03 seconds West, 197.67 feet; Thence, North 23 degrees 07 minutes 30 seconds West, 395.89 feet; Thence, North 59 degrees 59 minutes 56 seconds East, 137.94 feet; Thence, North 28 degrees 53 minutes 10 seconds East, 308.46 feet; Thence, North 20 degrees 16 minutes 16 seconds East, 70.86 feet; Thence, North 51 degrees 01 minutes 51 seconds East, 127.28 feet; Thence, North 83 degrees 16 minutes 08 seconds East, 47 .51 feet; Thence, North 48 degrees 35 minutes 19 seconds East, 35.99 feet; Thence, leaving said creek, South 83 degrees 25 minutes 23 seconds East, 95.00 feet to an iron rod; Thence, South 83 degrees 25 minutes 23 seconds East, 335.64 feet to an iron rod; Thence, South 82 degrees 52 minutes 24 seconds East, 251.04 feet to an iron rod; Thence, South 83 degrees 34 minutes 38 seconds East, 183.49 feet to an iron rod; Thence, South 81 degrees 54 minutes 14 seconds East, 100.00 feet to an iron rod; Thence, South 81 degrees 51 minutes 44 seconds East, 826.13 feet to the point of beginning and containing 36.757 acres more or less.

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 2/19/09 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 3/13/08 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

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.

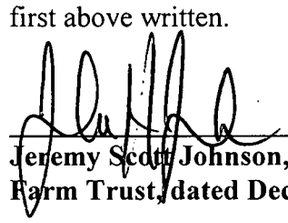
The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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.



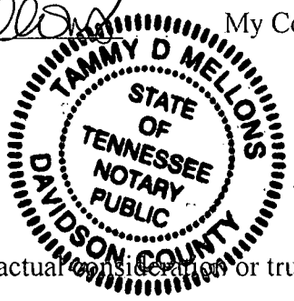
Jeremy Scott Johnson, Trustee of the Johnson Farm Trust, dated December 8, 2008

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 9th day of October, 2015.

Notary Public My Commission Expires: 3-8-16



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 $168,500.00.

Affiant

Sworn to and subscribed before me, this 9th day of October, 2015.

Notary Public My Commission Expires: 3-8-16

