WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100796 DEEDWARR
Recvd: 11/30/15 09:09 2 pgs
Fees:13.00 Taxes:85.10
20151130-0120119

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$23,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2015

Notary Public

MY COMMISSION EXPIRES : 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 40 Burton Hills Dr, #200, Nashville TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Jeff Howard and Hazel Howard	**SEND TAX BILLS TO:** Jeff Howard and Hazel Howard	**MAP-PARCEL NUMBERS**
(NAME) 1931 Claymont Dr.	(NAME) 1931 Claymont Dr.	021-00-0-231.00
(ADDRESS) Clarksville, TN 37040	(ADDRESS) Clarksville, TN 37040	
(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, WE,

Nancy Johns Brown (NKA Nancy Johns Winters), Guy D. Johns and Steven W. Johns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Howard and Hazel Howard, 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:

All that certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:
Tract I:
Being in the 14th Civil district of said County,
Beginning at a spike in center of the Eatons Creek Road at the intersection of the North Bernard Road, Running North 87 degrees West 264 feet with the center of Bernard Road to a spike. Thence North 3 degrees East 330 feet to an iron pipe, Thence South 87 degrees East 264 Feet to a spike in center of Eatons Creek Road, Thence turning and running South 3 degrees West 330 feet to the beginning, containing 2 acres.
Tract II
Being in the 14th Civil District of said county and beginning at a spike in the center of Eatons Creek Road (this point being the Southeast corner of Tract No. 1), running North 87 degrees West 1,640.0 feet with the center of North Bernard Road to a spike in the East Right of way line of highway No. 112, thence turning and running with the East right of way line (curve 1 degree 45 min.) 479 feet to an iron pipe (this point being the northwest corner of tract No. 4), thence South 87 degrees East 712 feet to an iron pipe in field, thence South 3 degrees West 215 feet to an iron pipe, (this point being in the North boundary line of Elsie Binkleys property), thence south 87 degrees East 800 feet to a spike in center of Old Eatons Creek road, Thence North 3 degrees West 676 feet with the center of Old Eatons Creek Road, to the beginning, containing 19.33 acres more or less, Tract No. 2 of the O. G. Johns estate.
Included in Tract II but excluded from this conveyance are properties deeded by W. T. Johns and wife, Lillian Johns of record in Book 2880, page 187; Book 3507, page 511; Book 3861, page 913; Book 4867, page 783; Book 4923, page 280; Book 5902, page 825; and Book 5928, page 120, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Nancy Johns Brown an undivided one-half (1/2) interest and to Guy D. Johns and Steven W. Johns an undivided one fourth (1/4) interest each byQuitclaim Deed dated 03/25/1987 from Larry N. Westbrook, Trustee, filed for record on 04/06/1987 in Record Book 7193, Page 532, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as **4955 Rawlings Road, Joelton, TN 37080**
(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 my/our hand(s) this **20th day of November, 2015.**

Nancy Johns ~~Brown~~ Winters

Nancy Johns ~~Brown~~ Winters

Guy D. Johns

Guy D. Johns

Steven W. Johns

Steven W. Johns

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Nancy Johns ~~Brown~~** Winters **and Guy D. Johns and Steven W. Johns** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **20th day of November, 2015.**

Notary Public. My Commission Expires:

ROSE TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017