D262
b0413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-26-2019

Y-FC-15-4749

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron M. Johnson	Churchill Mortgage	
(NAME)	(NAME)	
4749 Grays Point Road	761 Old Hickory Blvd #400	**28-61.00** **28-62.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CATHERINE LAURA MILLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AARON M. JOHNSON, A SINGLE MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: A tract of land in the 14th Civil District of said County, described according to a copy of a survey made by S. H. Hutchinson, dated April, 1955, as follows: Beginning at a point in the center line of Gray's Point Road, the Northwest corner of the Gray's Point Church of Christ lot, opposite the center line of Ridge Road; thence with the center of Gray's Point Road, North 5 deg. West 18 poles; thence leaving said Road, North 82 deg. East 12 poles to a stake in a filed; thence South 62 deg. East 54 poles to a double hickory; thence South 28 deg. West 22 poles to a stake hickory with white oak pointers being in the line of the land that was conveyed to J. B. Cobble and wife, by deed of record in Book 2158, Page 590, Register's Office for said County; thence with Cobble's line, North 64 deg West 25.5 poles to a stone pile with poplar pointers; thence North 49 deg. 30' West 15 poles to the Southeast corner of said Church lot; thence with the line of said lot, North 8 deg. West 7 poles; South 82 deg. West 12 poles plus 2 feet to the point of beginning, containing 8.25 acres, more or less.

Tract 2: Beginning at and iron spike in the center line of Gray's Point Road being 50' feet North of a spike in the center line of the intersection of Gray's Point Road and Ridge Road; thence leaving said road North 82 deg. East 200 feet to a point; thence South 8 deg. East 100 feet, to a point; thence South 82 deg. West 200 feet to the center line of Ridge Road; thence with the center line of the same and along the center line of Gray's Point Road North 8 deg. West 100 feet to the beginning.

Being the same property conveyed to Catherine Laura Miller, a single person by Warranty Deed from Donna Housley and husband, Lonnie Housley, recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106613, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4749 and 4755 Grays Point Road, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160002763 DEEDWARR
Recvd: 01/12/16 09:35 2 pgs
Fees:13.00 Taxes:739.63

20160112-0003038

Witness my/our hand(s) this the 8th DAY OF JANUARY, 2016.

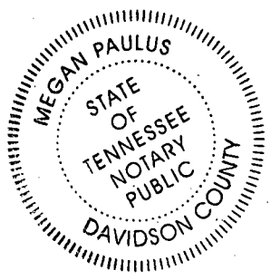
Catherine Laura Miller by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CATHERINE LAURA MILLER, and who acknowledged he/she/they executed the same as the free act and deed of the said CATHERINE LAURA MILLER.

Witness my hand and official seal, this the 8th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212