WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 25th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Braunscheidel	David C. Braunscheidel	05409000800
(NAME)	(NAME)	
103 Kennett Road	103 Kennett Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/26/16 12:08 3 pgs
Fees:18.00 Taxes:740.00
20160226-0018448

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Johnson and Linda S. Johnson, Trustees of the David R. Johnson and Linda S. Johnson Revocable Living Trust Agreement dated December 21, 1993 and**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David C. Braunscheidel and Christine A. Braunscheidel, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 1 on the Plan of W. P. Wilburn Subdivision, of record in Plat Book 5190, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said point being the northeast corner of the subject parcel and the point of beginning; thence, from that point and with the west line of the said lot 1 of Wilburn, South 20 degrees 46' West 102.00 feet to a point, (the southeast corner of subject parcel); thence North 69 degrees 14' West 50 feet to a point, (the southwest corner of subject parcel); thence North 20 degrees 46' East 100 feet to a point, (northwest corner of subject property); thence South 71 degrees 31' East 50 feet to the point of beginning.

There is included in this conveyance all of the Grantors rights in and to an easement granted to them for access over, upon and through an adjacent parcel of land, which is described as follows:

BEGINNING at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being located on the centerline of Lakeshore Drive approximately 2277 feet East of the eastern margin of 32nd Street; thence North 12 degrees 14' East 25 feet, more or less, to a point (monument) in the northern margin of Lakeshore Drive which point is the southeast corner of the property conveyed to Wilburn E. Hunt by deed of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee; thence along Hunt's eastern property line North 12 degrees 14' East 415.9 feet to a point (monument), which point is the southwest corner of the property conveyed to Harry A. Hosey, etux, by deed of record in Book 3648, page 296, Register's Office for Davidson County, Tennessee; thence along Hosey's southern property line South 69 degrees 14' East 20.2 feet to a point (monument); thence South 12 degrees 16' West 409.3 feet along the western boundary line of the property conveyed to W. P. Wilburn, etux, by deed of record in Book 1097, page 80, Register's Office for Davidson County, Tennessee, to a point (monument) in the northern margin of Lakeshore Drive, which point is the southwest corner of W. P. Wilburn's property; thence South 12 degrees 16' West 25 feet, more or less, to a point located on the centerline of Lakeshore Drive, approximately 2297 feet East of the eastern margin of 32nd Street; thence North 88 degrees 37' West 20.0 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D: December 21, 1993 by Warranty Deed from James M. Lynch and wife, Pamela D. Lynch dated August 1, 1995 and recorded August 21, 1995 of record in Book 9768, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5190, Page 171; Grant of Easement recorded on August 3, 1988 in Book 7617, Page 369 in the Register's Office of Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3051 Lakeshore Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 25th day of February, 2016.

THE DAVID R. JOHNSON AND LINDA S. JOHNSON REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 21, 1993

David R. Johnson, TRUSTEE
David R. Johnson
Trustee

Linda S. Johnson, TRUSTEE
Linda S. Johnson
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, David R. Johnson and Linda S. Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustee and Trustee of David R. Johnson and Linda S. Johnson, Trustees of the David R. Johnson and Linda S. Johnson Revocable Living Trust Agreement dated December 21, 1993 and that they as such Trustee and Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Trustee and Trustee.

WITNESS my hand and seal this 25th day of February, 2016.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

