BILL GARRETT, Davidson County
Trans:T20160027185 DEEDWARR
Recvd: 04/04/16 15:24 2 pgs
Fees:13.00 Taxes:142.45
20160404-0032058

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. 16-3911D

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Thomas M. Griffith, unmarried<br>(NAME) | (NAME) | 01000006100 |
| 3224 Ivey Point Road<br>(STREET ADDRESS) | 101 Tway Ct.<br>(STREET ADDRESS) | |
| Goodlettsville, TN 37072<br>(CITY) (STATE) (ZIP) | Smyrna, TN 37167<br>(CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John W. Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas M. Griffith, unmarried**, 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 the 10th Civil District formerly the 22nd Civil District of Davidson County, Tennessee, according to a survey by Harold H. Cole, surveyor, dated October 8, 1974, and described as follows:
Beginning at a point in the center line of Ivey Point Road, at J.B. Wingo's property, thence with center line of said road, S 15 degrees 00' West 224.40 feet to a point; thence continuing with said road due South 450.00 feet to a point; thence due East 354.94 feet to a point in Wingo's West line; thence N 24 degrees 00' West 729.85 feet with Wingo's west line to point of beginning.

BEING the same property conveyed to John W. Johnson and wife Belinda M. Johnson from Jerry W. Strange and wife Linda L. Strange, by General Warranty Deed dated October 7, 2005, as Instrument No. 20051010-0122170, in the Register's Office for Davidson County, Tennessee.

Belinda M. Johnson having since died February 16, 2016, leaving title solely vest to her husband John W. Johnson.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 3224 Ivey Point Road, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 31st day of March, 2016.

John W. Johnson

March 31, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Johnson, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2016.

My Commission Expires: 8/21/2018

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**