STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $ 408,000.00

Affiant - Lynn Johnston

Affiant - Judy Johnston

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10-7-17

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 07/01/16 12:39 4 pgs
Fees:23.00 Taxes:1509.60
**20160701-0067783**

File#20374 **THIS INSTRUMENT WAS PREPARED BY**
Freibert & Mattingly Title Group, LLC, 800 Lily Creek Road, Suite 102, Louisville, KY 40243 by Shawn Freibert.

| ADDRESS NEW OWNERS AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynn Johnston and Judy Johnston | | Lynn Johnston and Judy Johnston |
| 3226 Smith Springs Road | 3226 Smith Springs Road | 136 00 0 110.00 |
| TN 37013 | Antioch, TN 37013 | Antioch, |

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## WARRANTY DEED

**THIS INDENTURE,** made and entered into this 29th day of June, 2016, by and between Peter Hough and Paula Hough husband and wife, parties of the first part, and Lynn Johnston and Judy Johnston husband and wife, parties of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns, the following described real estate, located in Davidson County, TN as follows:

20374

Lying and being in the Sixteenth (16th) Civil District of Davidson County, TN, as follows:

Tract I:
Land in the Second Civil District of Davidson County, Tennessee, being a 30 foot wide strip of land adjacent and parallel to the property conveyed to the United States of America by Deed from Robert C. Burnett, et ux, of record in Book 3848, page 708, Register's Office for Davidson County, Tennessee. The westerly boundary line of said 30 foot strip of land commences at a point in the center of Smith Springs Road, in the line between the lands of Robert C. Burnett, et ux and the United States of America, thence along the line between said lands North 26° 57' West 832.47 feet to a point; thence along said line North 60° 54' West 267.17 feet to a point in the south line of the land conveyed to N. C. Shankle, et ux by deed of record in Book 3644, page 71, Register's Office for Davidson County, Tennessee.
Tract II:
Land in the Second Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by E. L. Miller, Jr. and Co., dated August 22, 1963 and revised September 23, 1963, and as agreed upon by all of the adjoining property owners as evidenced by an instrument of record in Book 3641, page 282, Register's Office for said county, as follows:
Beginning at a 12 inch tree and a fence comer, said tree being located on the westerly margin of an old road bed and being the northeast comer of the property described in the instrument of record in Book 3641, page 282, Register's Office for Davidson County, Tennessee; thence South 1° 00' West 112 feet to a point; thence South 4° 30' West 370 feet to an iron pin; thence North 84° 25' West 1325 feet to an iron pin in fence; thence North 1° 00' East 477 feet to a comer post; thence South 84° 50' East 1333 feet to the point of beginning and containing 14.6 acres, more or less.
Included herein but specifically excluded are two tracts of land conveyed to the United States of America, as of record in Book 3953, page 952, Register's Office for Davidson County, Tennessee. Tract I containing 3.60 acres, more or less and Tract II containing 0.40 acres, more or less.
THIS conveyance is subject to any and all existing easements of record:
Land in the Seconds Civil District of Davidson County, Tennessee being a 30 foot wide strip of land adjacent and parallel to the property conveyed to the United States of America by Deed from Robert C. Burnett et ux of record in Book 3484, Page 708, Register's Office for Davidson County, Tennessee. The westerly boundary line of said 30 foot strip of land commence at a point in the center of Smith Springs Road, in the line between the lands of Robert C. Burnett et ux and the United States of America, thence along the line between said lands north 26 degrees 57 minutes West 832.47 feet to a point, thence along said line North 60 degrees 54 minutes West 267.17 feet to a point in the south line of the land conveyed to N. C. Shankle et ux by Deed of record in Book 3644, Page 714, Register's Office for Davidson County, Tennessee, being a part of the

property conveyed to Robert S. Burnett et ux Mary Burnett by Deed from John C. Burnette ux Lee Inex Burnette of record in Book 3644, Page 73, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Peter C. Hough and wife, Paula M. Hough, by Deed dated March 28, 1991, recorded March 29, 1991, in the Register's Office for Davidson County, Tennessee.
THEREAFTER, being the same property conveyed to Cedarwood Inc., a Tennessee corporation, by Quitclaim Deed dated February 9, 1999, recorded April 8, 1999, in Book 11424, Page 297, in the Office aforesaid.
THEREAFTER, being the same property conveyed to Peter and Paula Hough by Quitclaim Deed dated December 5, 2006, recorded December 7, 2006, in Book 8318, page 867, in the Office aforesaid.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second party, their heirs, successors and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee to the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**WITNESS** the signatures of the said parties of the first part this 29th day of June, 2016

Peter Hough
Party of First Part

Paula Hough
Party of First Part

**STATE OF Tennessee**
**COUNTY OF Davidson**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Peter Hough and Paula Hough husband and wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 29th day of June, 2016

Jami Gilbert
Notary Public
My Commission Expires: 10-7-19

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**True Copy Certification**

I, DENNIS MATTINGLY, 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.

Signature

State of KENTUCKY

County of JEFFERSON

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020
Notary' Seal (if on paper)

Emerita B. Rich
Notary Public
State at Large, Kentucky
My Commission Expires on Feb. 9, 2020