WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093168 DEEDWARR
Recvd: 10/21/16 11:32 3 pgs
Fees:18.00 Taxes:407.00
20161021-0111474

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Imperato	Andrew Imperato	0860004800
(NAME)	(NAME)	
123 Revere Road	123 Revere Road	
(ADDRESS)	(ADDRESS)	
Roslyn Heights, NY 11577	Roslyn Heights, NY 11577	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **George Jeffrey Johns and Joy McKinney Johns, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Imperato,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 428 Old Lebanon Dirt Road, Hermitage, TN 37076
(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 hands this 21st day of October, 2016.

George Jeffrey Johns

Joy McKinney Johns

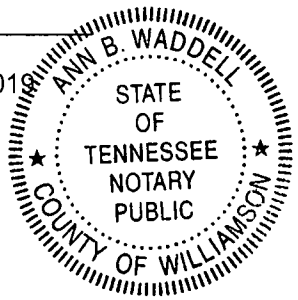
State of Tennessee
County of Williamson

Personally appeared before me George Jeffrey Johns and Joy McKinney Johns, with whom I am personally ac uainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2016.

Ann B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2016-093

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-093

Land in the 4th Civil District of Davidson County, Tennessee, being that part of the real property conveyed and described in a deed from R. E. Worrall, Clerk to Charles H. Smith and wife, Loveda Smith, of record in Book 3027, page 557, Register's Office for Davidson County, Tennessee, bonded on the south by the Dry Fork Creek, on the wet by Dodson Chapel Road, on the north by Old Lebanon Dirt Road, on the west by L&N right-of-way and on the east by the said right-of-way and described according to a survey prepared by John J. O'Connor, TN RLS #458, dated March 22, 2002, as follows:

BEGININNG at a point at the intersection of Dobson Chapel Road and Old Lebanon Dirt Road, thence along the North line of Old Lebanon Dirt Road, N 83 deg. 07' 48" W, 1000.02 feet; thence S 70 deg. 00' 10" W, 503.98 feet; thence N 30 deg. 46' 08" W, 65.40 feet; thence N 25 deg. 54' 5" W, 124.80 feet; thence N 63 deg. 15' 43" W, 95.88 feet; thence N 89 deg. 03' 59" E, 67.24 feet to Dobson Chapel Road; thence with said road, N 06 deg. 44' 22" E, 216.59 feet to the point of beginning, containing 5.097 acres, more or less.

Being the same property conveyed to Mabel L. McKinney by deed from George Jeffrey Johns and Joy McKinney Johns dated 1/14/03, of record in Instr. No. 20030115-0006343, Register's Office for Davidson County, Tennessee. Mabel L. McKinney Quitclaimed the property back to George Jeffrey Johns and Joy McKinney Johns, husband and wife, of record in Instr. No. 20040227-0022386, said Register's Office.

This conveyance is subject to 2016 taxes, paid, prorated and assumed by the Grantee; right-of-way of L&N rail road. This property is being sold where is, as is.