This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 009000
PARCEL: 043.00

BILL GARRETT, Davidson County
Trans:T20160099707 DEEDWARR
Recvd: 11/10/16 13:47 3 pgs
Fees:18.00 Taxes:518.00
20161110-0119175

New Owners & Send Tax Bills To:
Ryan & Kim Taylor
2006 Chris Ct
Pleasant View TN 37146

WARRANTY DEED

THIS INDENTURE, made this 8th day of November, 2016 by and between

Jeremy Scott Johnson, Trustee of the Jerry B. Johnson Trust, dated December 8, 2008

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Jonathan Ryan Taylor and wife, Kimberly Lynn Taylor

of Cheatham County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being that land shown as Parcel 043.00 on Davidson County Property Map 009, and more particularly bounded and described as follows:

Beginning at a fence post on the east margin of Greenbrier Road (50' R.O.W.), said post being the northwest corner of property conveyed to Henretta Towns as of record in Deed Book 9177, Page 35, of the Register's Office of Davidson County, Tennessee, said post also being the southwest corner of the herein described property; Thence, following said east margin North 22 degrees 19 minutes 41 seconds West, a distance of 4.52 feet to a point; Thence, following a curve to the right having a radius of 480.00 feet, an arc length of 412.38 feet, an interior angle of 49 degrees 13 minutes 26 seconds, and a chord bearing of South 02 degrees 17 minutes 02 seconds West, and a chord length of 399.81 feet to a point; Thence, North 26 degrees 53 minutes 46 seconds East, a distance of 86.51 feet to an iron rod (new), said rod being the southwest corner of property conveyed to Ronald E. and Deborah L. Waller as of record in Instrument Number 20071022-0124672, of the Register's Office of Davidson County, Tennessee; Thence, leaving said east margin and following the south boundary of said Waller property South 80 degrees 39 minutes 16 seconds East, a distance of 497.08 feet to an iron rod (new); Thence, South 82 degrees 12 minutes 46 seconds East, a distance of 213.17 feet to an iron rod (new); Thence, South 10 degrees 37 minutes 04 seconds East, a distance of 362.51 feet to an iron rod (new); Thence, South 89 degrees 51 minutes 46 seconds East, a distance of 615.58 feet to an iron rod (new); Thence, following the east boundary of said Waller property North 10 degrees 37 minutes 04 seconds West, a distance of 328.83 feet an iron rod (old) at the southeast corner of property conveyed to Herman Nicholson and Gregg C. and Beth Ann Nicholson as of record in Instrument Number 20140414-0031193, of the Register's Office of Davidson County, Tennessee; Thence, following the east boundary of said Nicholson property and continuing with the east boundary of property conveyed to Terry L. & Stacey L. Knight as of record in Instrument Number 20130611-0059166, of the Register's Office of Davidson County, Tennessee, North 03 degrees 57 minutes 46 seconds East, a distance of 636.14 feet to an iron rod (new); Thence, continuing with said Knight boundary North 78 degrees 49 minutes 06

seconds West, a distance of 66.00 feet to an iron rod (new); Thence, North 04 degrees 21 minutes 46 seconds East, a distance of 344.59 feet to an iron rod (old), said rod being the northernmost corner of the herein described property; Thence, South 71 degrees 07 minutes 25 seconds East, a distance of 31.39 feet to a point in the center of a creek and the west boundary of property conveyed to Leanne Johnson as of record in Deed Book 9433, Page 715, of the Register's Office of Davidson County, Tennessee; Thence, following said centerline of creek and the west boundary of Johnson property South 25 degrees 53 minutes 34 seconds East, a distance of 45.14 feet to a point; Thence, South 16 degrees 20 degrees 45 minutes East, a distance of 196.01 feet to a point; Thence, South 02 degrees 55 minutes 38 seconds West, a distance 102.56 feet to a point; Thence, South 19 degrees 28 minutes 23 seconds East, a distance of 443.67 feet to a point; Thence, South 04 degrees 32 minutes 01 seconds East, a distance of 107.40 feet to a point; Thence, South 23 degrees 17 minutes 12 seconds West, a distance of 81.44 feet to a point; Thence, South 03 degrees 10 minutes 00 seconds East, a distance of 138.92 feet to a point; Thence, South 12 degrees 05 minutes 05 seconds East, a distance of 279.34 feet to a point; Thence, South 22 degrees 47 minutes 06 seconds East, a distance of 326.13 feet to a point; Thence, South 11 degrees 35 minutes 21 seconds East, a distance of 103.99 feet to a point; Thence, South 08 degrees 49 minutes 43 seconds West, a distance of 45.89 feet to an iron rod (new) at the northeast corner of property conveyed to Larry E. and Leslie K. Oldfield as of record in Deed Book 8343, Page 806, of the Register's Office of Davidson County, Tennessee; Thence, following the north boundary of said Oldfield property and a fence North 82 degrees 45 minutes 37 seconds West, a distance of 1,334.50 feet to an iron rod (old); Thence, continuing with said Oldfield property and fence North 02 degrees 28 minutes 23 seconds East, a distance of 183.00 feet to an iron rod (old); Thence, South 80 degrees 50 minutes 21 seconds West, a distance of 230.56 to a fence post at the southeast corner of said Henretta Towns property; Thence, following said Towns property and a fence North 22 degrees 41 minutes 52 seconds West, a distance of 210.92 feet to an iron rod (old); Thence, continuing with said Towns property and a fence South 79 degrees 18 minutes 18 seconds West, a distance of 190.43 feet to the Point of Beginning. Containing 1,096,576 square feet or 25.17 acres.

Being a portion of the same property conveyed to Jeremy Scott Johnson, Trustee of the Jerry B. Johnson Trust, dated December 8, 2008 by Quitclaim Deed from Jeremy Scott Johnson, Trustees of the Glenna Johnson Revocable Living Trust, dated April 2, 2007 dated 2-19-2009 of record in Instrument No. 20090302-0018035, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by, James McKinney Survey, Registered Land Surveyor, Tennessee, whose address is 117 Lake Valley Road, Hendersonville, TN 37075.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

TRUSTEE

Jeremy Scott Johnson, Trustee of the
Jerry B. Johnson Trust, dated December 8, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy Scott Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of November, 2016.

Karen B. Heavener
Notary

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

TRUSTEE

Affiant

Sworn to and subscribed before me, this 8th day of November, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County