BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006042 DEEDWARR
Recvd: 01/23/17 08:35 3 pgs
Fees:18.00 Taxes:721.50
20170123-0006800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JHAS Properties, Corp.	New Owner	
(NAME) P.O. Box 91056	(NAME)	09016029600
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **TERRY JOHNSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JHAS PROPERTIES, CORP., A TENNESSEE CORPORATION,** 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 ATTACHED EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 1424, Page 60, said Register's Office; and Restrictive Covenants of record in Book 1678, Page 111, said Register's Office.

unimproved
This is improved x property, known as 535 Westboro Drive, Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 20th day of January, 2017

TERRY JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 20 day of January, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, Page 60, Register's Office for said County. Said Lot No. 69 is described as follows:

Beginning at a point in the Southwesterly margin of Westboro Drive at the corner of Lots Nos. 68 and 69; thence with the line between said lots Southwesterly 145 feet to a point; thence Northwesterly 163.1 feet to the Easterly margin of Bruce Drive; thence with the margin of same around a curve Northeasterly 231.66 feet to the beginning of another curve; thence around said curve Easterly 39.29 feet to the margin of Westboro Drive; thence with the margin of the same Southeasterly 175 feet to the beginning.

Tract II:

A Tract of land in the 8th District of Davidson County, Tennessee, being shown as part of an unnumbered tract "For Future Development" lying South of Lot No. 69 and West of Lot No. 68 on the Map of Section 2, Westboro Subdivision, of record in Book 1424, Page 60, Register's Office for said County, and described according to a copy of a survey thereof made By Hal R. Swann, Jr., Surveyor, December 13, 1948, as follows:

Beginning at a point in the Easterly margin of Bruce Drive at the Southwest corner of Lot No. 69 on the above referred to plan; thence with the line of the same, South 73° 33' East 163.1 feet to the corner of Lots Nos. 68 and 69; thence with the Westerly line of Lot No. 68, South 17° 51' East 43.89 feet; thence North 73° 33' West 179.03 to the margin of Bruce Drive; thence with the margin of the same, around a slight curve, Northeasterly 40.1 feet to the beginning.

Being the same property conveyed to Terry Johnson, unmarried by Warranty Deed from Robert Pearce and Bettina Scott and Joan Elizabeth Garrett, recorded on the 3rd day of November, 2004 in Instrument No. 20041103-0132139, in the Register's Office of Davidson County, Tennessee.