Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2017, by and between Lynn G Johnston and Judy F Johnston, husband and wife, party of the first part, and Christopher H. Carter, Trustee of The 3229 Country Lawn Dr. Land Trust Dated February 14th, 2017, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of The Country, Section 5, of record in Book 5200, Page 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Lynn G. Johnston and Judy F. Johnston by virtue of that certain Warranty Deed dated May 7, 1986, and being of record at Book 6854, Page 209 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 271 & 272 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lynn G Johnston

Judy F Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lynn G Johnston and Judy F Johnston, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

BILL GARRETT, Davidson County
Trans:T20170017760 DEEDWARR
Recvd: 03/01/17 13:06 2 pgs
Fees:13.00 Taxes:499.50
20170301-0020314

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Christopher H. Carter, Trustee of The 3229 Country Lawn Dr. Land Trust Dated February 14th, 2017 PO Box 1633, Mt Juliet, TN 37121
Tax Parcel No	15007016200
Property Address:	3229 Country Lawn Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christopher H Carter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

