STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170047911 DEEDWARR
Recvd: 06/06/17 10:13 2 pgs
Fees:13.00 Taxes:314.50
20170606-0056372

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8453D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Milton Johnson, Married (NAME)	New Owner ~~Cash~~ (NAME)	081-01-0-069.00
1824 River Drive (STREET ADDRESS)	5054 High Point Rd (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Pleasant View TN 37146 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Edward Dale Yarbro, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milton Johnson, Married,** 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:

Land in Davidson County, Tennessee, being the northerly part of Lot No. Part of 24 on the Map of HAILEY'S SUBDIVISION OF PART OF BLOCK 5 OF W.T. SHEEGOG SUBDIVISION, as of record in Plat Book 547, Page 155, Register's Office for said County, described according to a copy of a survey thereof made by Hickerson-Miller Engineer, June 23, 1960, as follows:

BEGINNING at a fence post in the Southeasterly margin of River Drive, 34 feet northeast from the original northeast corner of Lots 24 and 25, being the most northerly corner of a 4 foot strip that was conveyed to Charles Roney, Jr. and wife, by deed in Book 2097, Page 581, Register's Office; thence with the margin of River Drive, North 32° 30' East 66 feet to an iron pin at the common corner of Lots 23 and 24; thence with the line between said lots, southeasterly 160 feet, more or less to the top of the bluff adjoining Cumberland River; thence with said bluff, southwesterly 67 feet more or less, to a corner of said four foot strip above referred to in a fence line; thence along said strip, along said fence, north 55° 30' west 169 feet more or less to the point of beginning.

BEING the same property conveyed to Edward Dale Yarbro from Guy Yarbro and wife Marie Yarbro, by Quit Claim Deed dated July 8, 1991, in Book 8394, Page 342, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 155, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1824 River Drive, Nashville, TN 37218.

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. Whenever 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 hand(s) this 5th day of June, 2017.

Edward Dale Yarbro

Edward Dale Yarbro

June 05, 2017
Date

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 Edward Dale Yarbro, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2017.

My Commission Expires: 4-19-21

Notary Public

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066