Davidson County DEEDWARR
Recvd: 07/21/17 15:42 3 pgs
Fees:18.00 Taxes:92.50
20170721-0074176

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me, this 18th day of July, 2017.

Notary Public
My commission expires: 11-6-17

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

05-1707-67140

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard A. Machen 427 Green Lane Whites Creek, TN 37189	Richard A. Machen 427 Green Lane Whites Creek, TN 37189	028-00-0-081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ralph Christopher Johnson and Audrey Mia Thomas, as devisees under the Last Will and Testament of Donzell Johnson, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard A. Machen, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying in the 14th Civil District of Davidson County, Tennessee, being Tract No. 14, of the Edward W. Thompson property described according to a survey as follows:

BEGINNING at a point in the southerly margin of Ridge Hill Drive 207.87 feet West of the westerly line of the Thompson property of record in Book 2959, page 237, Register's Office for said County; thence S. 6° 31' W. 960.89 feet to a point; thence westerly 250.0 feet to a point; thence N. 5° 53' E. 980.61 feet to the southerly margin of Ridge Hill Drive; thence with the southerly margin of Ridge Hill Drive easterly 257.53 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.64 acres, more or less.

Being the same property conveyed to Donzell Johnson, unmarried by deed from William H. Osburn and wife, Yvonne B. Osburn, dated October 9, 1976, recorded October 26, 1976, of record in Book 5081, Page 377, Register's Office for Davidson County, Tennessee. The said Donzell Johnson having since died on October 1, 2014, leaving a Last Will and Testament filed for Probate in Docket No. 15P-1102, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Ralph Christopher Johnson and Audrey Mia Thomas. The Estate has now been closed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 0 Ridge Hill Road, Joelton, TN 37080.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of July, 2017.

Audrey Mia Thomas

Audrey Mia Thomas, as devisee under
the Last Will and Testament of
Donzell Johnson, deceased.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Audrey Mia Thomas, as devisee under the Last Will and Testament of Donzell Johnson, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of July, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20

WITNESS my hand this 18th day of July, 2017.

Ralph Christopher Johnson

Ralph Christopher Johnson , as devisee under the LAST WILL and TESTAMENT of Donzell Johnson, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ralph Christopher Johnson, as devisee under the Last Will and Testament of Donzell Johnson, decesed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 18th day of July, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:
4.24.19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.