This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1129

LAWYER'S ESCROW SERVICE, INC.
5021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 55950 DEEDWARR
02/06/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180206-0012070

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2018

SHANNON PHILBIN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public
My Commission Expires: 5-6-19

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Lee M. Earps and Erica Earps<br>7894 Hwy 100<br>Nashville, TN 37221 | Wells Fargo Home Mortgage<br>P.O.Box 51162<br>Los Angeles, CA 90051-5468 | 156-71.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Marijana Lacic, a single woman and Harold Gail Johnson, Jr., a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Lee M. Earps and Erica Earps, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

Being Lot No. 14 on the Plan of Harpeth Heights, Second Revision, Third Addition, not of record, and described according to an unrecorded survey made by Hal R. Swann, Jr., Surveyor, dated July 2, 1964, as follows:

Beginning at a point in the northwesterly margin of Highway No. 100 at the southwest corner of the Tract No. 3 conveyed to Alvin W, Terrell and Son, Inc. by deed from E. U. Bunchl and wife, of record in Book 3762, Page 123, Register's Office for Davidson County, Tennessee; thence with the southwest line of said tract northwesterly 690.4 feet to the northwest corner of said tract in the Big Harpeth River; thence southwesterly 150 feet to a point; thence southeasterly 690.2 feet to a point on the northwest margin of Highway 100; thence with the margin of the same northeasterly 160.00 feet to the point of beginning.

Being the same property conveyed to Harold Gail Johnson, Jr. and wife, Marijana Johnson by Quitclaim Deed from Harold G. Johnson, dated August 26, 2014, recorded September 4, 2014, of record in Instrument No. 20140904-0080864, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Harold G. Johnson, individually by Quitclaim Deed from Hardwoods of Nashville Contract and Supply, LLC, dated January 15,

2013, recorded January 16, 2013, of record in Instrument No. 20130116-0005137, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: 7874 Highway 100, Nashville, TN 37221.

Pursuant to Final Decree of Divorce, filed January 11, 2017, in Docket No. 16D-1612.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2018.

GRANTOR:

✓ Marijana Lucic

Marijana Lucic

✓

Harold Gail Johnson, Jr.,

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marijana Lucic, f/k/a Marijana Johnson, and Harold Gail Johnson, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of February, 2018.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19



201802060012070

# Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*
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.

Ernest D. Bennett III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
*Signer's Name*
document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020