WARRANTY DEED

Bill Garrett Davidson County
Batch# 64920 DEEDWARR
03/05/2018 09:01:30 AM 2 pgs
Fees: $13.00 Taxes: $218.30
20180305-0020247

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $300.00.

Affiant

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

Notary Public
My Commission Expires: 5-3-2021
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul Johnson	SAME	028-00-0-046.00
103 Circle Drive		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald D. Floyd, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul Johnson and Leslie Johnson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in the 14th Civil District of Davidson County, Tennessee, beginning at the intersection of Grays Point Road and the Ridge Road South 87 1/4 degrees West 511.1 feet to a stake; thence South 10 3/4 degrees East 531.1 feet to a stake near a hollow; thence North 87 1/2 degrees East 511.1 feet to the counter of Grays Point Road; thence with a center of same North 10 3/4 degrees West 511.1 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Sherry Jones from Steven Michael Jackson by Warranty Deed on April 12, 2013, of record in Instrument Number 20130415-0036977, Register's Office for Davidson County, Tennessee. Further conveyed to Timothy James Floyd from Sherry Jones, a single person by Quitclaim Deed on April 12, 2013, of record in Instrument Number 20130415-0036978, Register's Office for Davidson County, Tennessee. Further conveyed to Donald D. Floyd, a single man from Timothy James Floyd by Quitclaim Deed on October 7, 2016, of record in Instrument Number 20161007-0106516, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $520.69 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 02800004600, which are not due until 10/1/2018.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5007 Ridge Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 1, 2018.

Donald D. Floyd

Donald D. Floyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald D. Floyd, a single man** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 1, 2018

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

Julie Coone

Notary's Signature

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

My commission expires: 5-3-2021