Bill Garrett Davidson County
Batch# 67583 DEEDWARR
03/09/2018 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180309-0022802

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2018-01-71

New Owner:
Roger A. Johnson Sr. & Merrie B. Johnson
605 Highland View Drive
Hermitage, TN 37076

PREPARED BY:
Viridiana Adame, BC Law
1181 California Ave. Ste. 185
Corona, CA 92881

Taxpayer:
Roger A. Johnson Sr. & Merrie B. Johnson
605 Highland View Drive
Hermitage, TN 37076

WARRANTY DEED

For good consideration, I (We) **ROGER A. JOHNSON ALSO KNOWN AS ROGER A. JOHNSON, SR., AND WIFE, MERRIE B. JOHNSON,** hereby bargain, deed and convey to **ROGER A. JOHNSON, SR., AND MERRIE B. JOHNSON, HUSBAND AND WIFE,** the following described land in DAVIDSON County, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIDED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 1, OF RECORD IN BOOK 4675, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 112 FRONTS 79.42 FEET ON THE NORTHWESTERLY SIDE OF DUTCHMANS DRIVE AND EXTENDS AROUND A CURVE TO THE RIGHT 36.76 FEET WHICH FRONTS 113.09 FEET ON THE NORTHEASTERLY SIDE OF HIGHLAND VIEW DRIVE AND RUNS BACK 142.41 FEET ON THE NORTHWESTERLY LINE AND 158.17 FEET ON THE NORTHEASTERLY LINE.

BEING THE SAME PROPERTY CONVEYED TO ROGER A. JOHNSON AND WIFE, MERRIE B. JOHNSON FROM ROBERT F. LANCE & ASSOCIATES, INC. BY DEED DATED NOVEMBER 5, 1976 AND RECORDED DECEMBER 10, 1976 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 5095, PAGE 788 .

APN: 075 07 0 118.00
Property Address: 605 HIGHLAND VIEW DRIVE, HERMITAGE, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the

expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 7th day of Feb. 2018

Roger A. Johnson
Roger A. Johnson Sr.
ROGER A. JOHNSON
A/K/A ROGER A. JOHNSON, SR.

Merrie B. Johnson
MERRIE B. JOHNSON

STATE OF TENNESEE)
) SS.
COUNTY OF Davidson)

On this 7th day of Feb. 2018, before me personally appeared **ROGER A. JOHNSON SR.* AND MERRIE B. JOHNSON**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

* a/k/a Roger A. Johnson

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Roger A. Johnson Jr.
Affiant
Merrie B. Johnson

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn before me this 7th day of Feb., 2018.

(seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public
My Commission Expires: 5-26-20

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020