STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 11/5/2019
File No. 18-0918D

Bill Garrett Davidson County
Batch# 70295 DEEDWARR
03/16/2018 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20180316-0025215

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby Wilson and Emily Wilson (NAME)	New owner (NAME)	056-00-0-076.00
5120 Old Hickory Blvd (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	(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, **Pamela Marie Johnson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Wilson and Emily Wilson, husband and wife,** 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, and being described as according to a survey by J. Bruce Rainey, Surveyor # 823 and dated February 23, 2001, known as job No. 010017 more particularly described as follows;

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard. Said point of beginning being the Southwest corner of the herein described tract and also being 678.17' northerly from the northerly margin of Hydes Ferry Pike; thence with the easterly margin of Old Hickory Boulevard N 26° 44' 16" E 250.00' to an existing iron pin at the Southwest corner of the S.H.H., L.L.C. property of record in Document No. 200003130025253, thence leaving the margin of Old Hickory Boulevard and with the line of the S.H.H., L.L.C. Property, S 63° 46' 50" E 961.11' to an iron pin; thence leaving S.H.H., L.L.C. S 21° 07' 11" W 200.00' to an iron pin; thence with the line of Tract 2 of said survey N 66° 44' 36 W 982.47' to the point of beginning containing 5.01 acres + - .

BEING the same property conveyed to Pamela Marie Johnson from William Dewayne Johnson, Devisees Under The Last Will And Testament of William Douglas Johnson, Deceased, For The Express Purpose of Creating A Fee Simple Estate In The Grantee, by Quit Claim Deed dated January 7, 2013, as Instrument No. 20130108-0002316, 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. Warranty Deed to State of TN as recorded in Book 9600, page 474, Register's Office for Davidson County, Tennessee.

2. Easement Agreement as recorded in Book 8073, page 604, Register's Office for Davidson County, Tennessee.

3. A 50 foot by 50 foot Dual use Easement as recorded in Book 9974, page 200, Register's Office for Davidson County, Tennessee.

4. 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.

The 2017 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 unimproved property, known as 5120 Old Hickory Boulevard, 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 26th day of February, 2018.

Pamela Johnson

Pamela Marie Johnson

February 26, 2018
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Marie Johnson, 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 26th day of February, 2018.

BRANDI SMITH NOTARY PUBLIC TENNESSEE SUMNER COUNTY COMM. EXP. 8/17/2020

My Commission Expires: 8/17/20

Notary Public

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212