


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Cheatham

The actual consideration or value, whichever is greater, for this transfer is $174,500.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public

My commission expires: 8/25/18

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Bill Garrett Davidson County
Batch# 84195 **DEEDWARR**
04/24/2018 10:09:07 AM 3 pgs
Fees: $18.00 Taxes: $645.65

20180424-0038449

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **FarrarStreet, Inc.** | **New Owner** | **Map/Parcel 136-14-0-053.00** |
| **5096 Bull Run Road** | | |
| **Ashland City, TN 37015** | | |

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 HEREBY ACKNOWLEDGED, WE,

**Earl C. Johnson Jr. and wife, Marlene A. Johnson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**FarrarStreet, Inc.**

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, being Lot No. 53 on the Map of Castlegate, Section 1, as of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 53 fronts 43.0 feet on the easterly side of Lake Terrace Circle and runs back 147.28 feet on the northerly line and 160.0 feet on the southerly line to a line in the rear which is a broken line measuring 177.77 feet thereon.

Being the same property conveyed to Earl C. Johnson and wife, Jacqueline L. Johnson, by Warranty Deed, from K & W, Inc., dated December 22, 1976, of record in Book 5099. Page 866, Register's Office for Davidson County, Tennessee. Earl C. Johnson having since died on April 10, 2017, and the property vested solely in Jacqueline L. Johnson. Said property being further conveyed to Earl C. Johnson, Jr., and wife, Marlene A. Johnson, by Quitclaim Deed, from Jacqueline L. Johnson, dated February 21, 2018, of record in Instrument No. 20180221-0016506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 115, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5302, Page 669, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 116 Lake Terrace Circle, Nashville, TN 37217.

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 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. 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/our hand(s) this 20th day of April, 2018.

x Earl C. Johnson Jr.
Earl C. Johnson Jr.

x _____
Marlene A. Johnson

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Earl C. Johnson Jr. ~~and wife, Marlene A. Johnson~~, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2018.

Jill Gravelle
Notary Public

My Commission Expires: 3-11-21

JILL GRAVELLE
Notary Public State of Nevada
No. 05-95936-1
My Appt. Exp. Mar. 11, 2021

File #: **180170JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

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Witness my/our hand(s) this 20th day of April, 2018.

X _____
Earl C. Johnson Jr.

X Marlene A. Johnson
Marlene A. Johnson

STATE OF Nevada
COUNTY OF Nye

Personally appeared before me, a Notary Public of said County and State, Earl C. Johnson Jr. and wife, Marlene A. Johnson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2018.

B. Davis
Notary Public

My Commission Expires: 01/30/2021

B. DAVIS
Notary Public State of Nevada
No. 17-1810-14
My Appl. Exp. January 30, 2021

File #: 180170JM
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**