WARRANTY DEED

Bill Garrett Davidson County
Batch# 124031 DEEDWARR
08/02/2018 11:03:20 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00

20180802-0075765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: M-5-21

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. Johnson	Matthew R. Johnson	03300010600 (Part of)
(NAME)	(NAME)	
510 W Campbell Rd.	510 W Campbell Rd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUSSELL LEE ARMOUR aka RUSSEL LEE ARMOUR, AND WIFE, JOANN ARMOUR, aka JoAnn Wright Armour, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW R. JOHNSON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO THOSE NOTES AND EASEMENTS SET FORTH ON THE PLAT OF ARMOUR SUBDIVISION OF RECORD IN BOOK 7900, PAGE 748, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS THOSE MATTERS APPLY TO SUBJECT PROPERTY; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON A BOUNDARY SURVEY BY BRUCE RAINEY AND ASSOCIATES, INCLUDING BUT NOT LIMITED TO A 50 FOOT JOINT USE PUBLIC UTILITY EASEMENT AND AS OTHER MATTERS SET FORTH THEREON MAY PERTAIN TO SUBJECT PROPERTY AND EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES, AND SUBJECT TO A TVA EASEMENT AS IF MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 510 W Campbell Rd., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 31st day of July, 2018.

Russell Lee Armour

JoAnn Armour

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Russell Lee Armour and JoAnn Armour*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* wife,

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

West Campbell Road Tract

Land in the 11th Civil District of Davidson County, Tennessee and being part of Lot 2 of Armour Subdivision of record in Book 7900, page 748 R.O.D.C., and being more particularly described according to a survey by J Bruce Rainey, Surveyor # 823 dated July 3, 2018 and known as Job No. 180076 as follows:

Beginning at a point in the easterly margin of West Campbell Road (50' ROW), said point of beginning being the northwest corner of this tract and the southwest corner of Lot 2 Sadler Tract (Book 5190, pg. 788); thence with said Lot 2 Sadler tract S85°30'15"E 500.46' to an iron pin set; thence severing this Lot 2 S06°31'25"W 43.60' to an iron pin set; thence S70°18.18"E 580.91' to an iron pin set in the Right of Way of Interstate Highway 65; thence with the same S40°37'53"W 97.80' to a concrete monument; thence S45°18'59"W 341.47' to a concrete monument; thence S37°47'44"W 29.29' to an iron pin set; thence leaving I-65 and with the line of Lot 3 of Amour Subdivision N74°49'07"W 285.97' to a point; thence leaving Lot 3 N06°37'33"E 290.56' to a point; thence S85°36'52"W 213.44' to an existing iron pin; thence with the line of Lot 1 of said Armour Subdivision N04°28'19"E 197.30' to an existing iron pin; thence N85°30'01"W 269.61' to an existing iron pin; thence with a curve to the left having a radius of 25.00' and a long chord of 30.48', said chord having a bearing of S56°50'56"W a distance along the curve of 32.78' to an existing iron pin in the easterly margin of West Campbell Road; thence with the same N16°34'54"E 8.19' to a point; thence with a curve to the left having a radius of 407.00' and a long chord of 61.55', said chord having a bearing of N14°28'46"E a distance along the curve of 61.61' to the point of beginning, containing 5.83 acres more or less.

Being a part of the same property conveyed to Russel Lee Armour and wife, JoAnn Wright Armour by Warranty Deed dated March 1, 1976 from Irene M. Day, unmarried, which Warranty Deed is of record in Book 5002, Page 110 in the Register's Office for Davidson County, Tennessee; AND further being a part of the same property conveyed to Russell Lee Armour and wife, Joann Armour by Quitclaim Deed dated September 30, 1980 from Joe B. Brevard and wife, Ella Mai Brevard, which Quitclaim Deed is of record in Book 5661, Page 442; AND further being a part of the same prooperty conveyed to Russell Lee Armour by Warranty Deed dated September 25, 1991 from Beverly S. Knight and which Warranty Deed is of record in Book 8459, Page 849, all in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 510 W. Campbell Road, Goodlettsville, TN 37072

JoAnn Armour

Russell Lee Armour