NEW OWNER:

Tennessee MedCare Transportation, LLC
443 Donelson Pike, Suite 103
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

CAROLYN CHRISTOFFERSEN
Attorney At Law
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

FILE NO: 18-0159

Map **096**
Group **13-0**
Parcel **170.00**

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 171448 **DEEDWARR**
12/07/2018 09:33:41 AM 3 pgs
Fees: $18.00 Taxes: $185.00

20181207-0119390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Thousand and 00/100 Dollars ($50,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Walter H. Johansson and wife, Ann J. Johansson** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Tennessee MedCare Transporation, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **3rd** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Griggs Bros. Subdivision of record in Book 4300, Page 159, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the margin of Allen Road, said iron pin being the northwest corner of Lot No. 1 on Griggs Bros. Subdivision, thence running South 7 degrees 32 minutes West a distance of 200.3 feet to an iron pin; thence North 79 degrees 31 minutes West a distance of 31.5 feet to an iron pin; thence North 4 degrees 34 minutes East a distance of 201 feet to an iron pin lying on the southerly margin of Allen Road; thence running with the southerly margin of Allen Road South 79 degrees 31 minutes East a distance of 42.2 feet to the point of beginning.

Being the same property conveyed to Walter J. Johansson and wife, Ann J. Johansson, by Warranty Deed from Everett L. Griggs and Jimmy L. Griggs,

dated March 23, 1972 and of record in Book 4589, Page 954, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 941 Allen Road, Donelson, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of September, 2018.

Walter H. Johansson

Ann J. Johansson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Walter H. Johansson and Ann J. Johansson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 26th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$50,000.00** .

Tonya Bohannon

AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2018.

NOTARY PUBLIC

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY