File Box 8

Karen Y Johnson Davidson County
Batch# 182662 DEEDWARR
01/10/2019 02:36:27 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190110-0002828

NEW PURCHASER:
SEND TAX BILLS TO:
SCOTT J. JOHNSON, ET UX
821 Wren Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP & PARCEL 026 13 0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100 ($200,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, PEGGY JEAN LEDMAN, an unmarried person, have this day bargained and sold and by these presents do hereby transfer and convey unto SCOTT J. JOHNSON AND DIANA M. JOHNSON, husband and wife, their heirs and assigns, the following described parcel of land, to-wit:

> LAND in Davidson County, Tennessee, BEING LOT NO. 9 on the Plan of ECHO MEADOWS, at Goodlettsville, Tennessee, as shown on plat of record in Plat Book 2331, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to PEGGY JEAN LEDMAN by Quitclaim Deed from P.L. Promotions, a Tennessee General Partnership, dated April 29, 2010, of record in the Register's Office of Davidson County, Tennessee, Instrument 20100511-0036099.

THIS IS IMPROVED PROPERTY KNOWN AS 821 WREN ROAD, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said SCOTT J. JOHNSON AND DIANA M. JOHNSON, husband and wife, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said parcel of land, that I have right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, all visible easements, easements and restrictions of record, the 2019 real estate taxes which are to be PAID BY GRANTEES.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said SCOTT J. JOHNSON AND DIANA M. JOHNSON, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

POSSESSION: WITH DEED.

WITNESS my hand this the 10th day of January, 2019.

PEGGY JEAN LEDMAN

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 PEGGY JEAN LEDMAN, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GALLATIN, TN this the 10th day of January, 2019.

NOTARY PUBLIC

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXP. 06-21-2022

MY COMMISSION EXPIRES _____

OATH

STATE OF TENNESSEE
COUNTY OF Davidson

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rachel Evans
AFFIANT

SWORN TO and subscribed before me,

this the 10th day of January, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022