RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT181200534

WARRANTY DEED

Karen Johnson Davidson County
Batch# 189372 **DEEDWARR**
01/29/2019 11:17:56 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190129-0008453

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-19-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Johnston **1815 Bakers Grove Road** **Hermitage, TN 37076**	**SAME**	**123-00-0-019.00**

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,

Joshua Brewer Griffin, Unmarried

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

Russell Johnston, Unmarried

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, described as follows, to-wit:

Property lying in the 33rd Civil District of Davidson County, Tennessee, and bounded on the north by Baker's Grove Road; on the east by property belonging to Truth Tabernacle of record in Deed Book 8544, Pg 584; on the south by property belonging to the United States of America (J. Percy Priest Dam and Reservoir Project, Tract #613; also on the south by property belonging to James Tune of record in Deed Book 7205, Pg. 968; and on the west by property belonging to Jimmy C. Smith Heirs of record in Deed Book 4356, Pg. 694 and Deed Book 4603, Pg. 75 of the Register's Office of Nashville, Davidson County, Tennessee and more specifically described as follows:

Beginning on an iron pin on the south margin of Baker's Grove Road approximately 1,850' northwest of the intersection of Baker's Grove Lane and Baker's Grove Road, the northeast corner of the herein described tract and the northwest corner of Truth Tabernacle property; thence leaving the south margin of Baker's Grove Road with the west line of the Truth Tabernacle S-04 deg. 52' 01"-W, 216.16' to an existing Corp of Engineers pin #613-4; thence with the United States of America Property the following, S-76 deg. 24' 53"-W, 148.09' to a Corp pin #613-5; thence S-35 deg. 46' 55"W, 57.69' to an existing Corp of Engineers pin, #902-12; thence with James Tune's north line N-87 deg. 35' 19"-W, 112.34' to an existing iron pin; thence N-89 deg. 13' 57"-W, 122.70' to an existing iron pin, the southwest corner of the herein described tract and the southeast corner of the Smith Heirs property; thence N-16 deg. 19' 13"-E, with the Smith's line, 467.84' to the center of a shared well; thence N-43 deg. 22' 52"-E, an additional 86.55' with the Smith line to an iron pin set on the south margin of Baker's Grove Road at the northwest corner of the herein described tract and the northeast corner of Smith Heirs property; thence with the south margin of Baker's Grove Road around a curve to the right, an arc distance of 326.91' and having a radius of 2,201.28', a chord bearing S-47 deg. 20' 51"-E, and a chord distance of 326.61 to an iron pin, according to a survey by Galyon Northcutt, dated January 19, 2004, as revised 11/5/09.

BEING the same property conveyed to Joshua Brewer Griffin by Warranty Deed from Scott A. Raymond and wife, Kimberly R. Raymond, dated 2/20/15 and recorded 2/24/15 in Instrument No. 20150224-0015799, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **1815 Bakers Grove Road, Hermitage, TN 37076**

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. 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 28th day of January, 2019.

Joshua Brewer Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Brewer Griffin 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 at Nashville, Tennessee, this 28th day of January, 2019.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022