THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John A. Emberton
3345 Pugh Road
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 124-00-0
PARCEL 010.00

Karen Johnson Davidson County
Batch# 195231 **DEEDWARR**
02/14/2019 09:50:31 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190214-0013782

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda B Johnston and Barbara Denney and Ben Ed Paul, Jr. and Lisa Brown and Susan Paul,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John A. Emberton, an unmarried man,** 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:

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point 37-1/3 rods westerly from the southeast corner of my farm; running thence northerly 160 rods to a point in the northerly boundary of my farm 37-1/3 rods westerly from the northeast corner thereof; thence westerly 37-1/3 rods to a point in the line between my farm and then Jenkins property; thence southerly 160 rods to the center of Pugh Road; thence 37-1/3 rods to the point of beginning, containing 38-1/3 acres, more or less, and being the middle one-third of a tract of land conveyed to E.C. Bradford and wife, Annie Jane Bradford, by deed of J. T. Bradford, of record in Book 77, Page 326, Register's Office of Wilson County, Tennessee. By County line change that portion of Wilson County is now in Davidson County.

Included in the description and total acreage, but expressly excluded from any conveyance of the property, are 4.46 acres, more or less, conveyed to the United States of America and its Assigns of record in Deed Book 3838, Page 151, and 5.01 acres, more or less, conveyed to John A. Emberton of record in Instrument No. 201401240006824, all in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Herman Bradford, by Deed from E.C. Bradford, a widower, dated January 25, 1949 and filed of record in Book 2535, Page 495, Register's Office for Davidson County, Tennessee. The said Herman Bradford died intestate on February 23, 1990, survived by his wife, Flora O. Bradford, and three children, Linda Rose Johnston, Wanda Jean Paul, and Barbara Anne Denney, being all the heirs at law of the deceased, Herman Bradford. Linda Rose Johnston, Wanda Jean Paul, and Barbara Anne Denney conveyed their interests to Flora O. Bradford by Quitclaim Deed dated May 3, 1990 and filed of record in Book 8108, Page 162, Register's Office for Davidson County, Tennessee. The property was devised to Linda Johnston, Wanda Jean Paul and Barbara Ann Denney, Heirs of Flora Bradford, deceased, by Will of Flora Bradford in Will Book 22, Page 379,

Davidson County, Tennessee and recorded on July 19, 2013 of record in Instrument No. 201307190074941, Register's Office for Davidson County, Tennessee. The said Wanda Jean Paul predeceased Flora Bradford on June 8, 2008, leaving Ben Ed Paul, Jr., Lisa Brown and Susan Paul as her only heirs at law. Flora O. Bradford and Flora Bradford are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Davidson County, Tennessee.

This is the part of the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is unimproved property known as **3345 Pugh 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 8th day of February, 2019.

Linda B Johnston

Barbara Denney

Ben Ed Paul, Jr.

Lisa Brown

Susan Paul

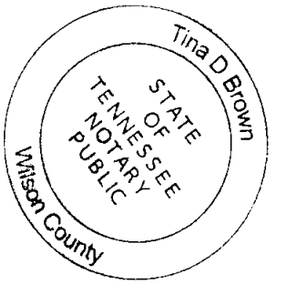
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda B Johnston and Barbara Denney and Ben Ed Paul, Jr. and Lisa Brown and Susan Paul, 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 this 8th day of February, 2019.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 12-18-2021



STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 2019.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 12-18-2021

