THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203
P19-25816

Karen Johnson Davidson County
Batch# 228854 **DEEDWARR**
05/13/2019 09:41:58 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20190513-0044485

JAMES A. WACHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00.

Evelyn M. Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Patrick Davis	owner	MAP 168-00-0-
9650 South Harpeth Road		PARCEL 248.00 & 025.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James M. Johnson and Catherine Gail Johnson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Patrick Davis and Lisa Ann Davis, husband and wife**

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:

Tract 1 (9646 S. Harpeth Rd):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Johnson's South Harpeth Road Subdivision of record in Instrument Number 20050614-0067881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (9650 S. Harpeth Rd.):

LAND LOCATED IN THE 2ND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY SIDE OF SOUTH HARPETH ROAD, NORTH OF HIGHWAY 100 AND SOUTH OF SOUTH HARPETH COURT BOUNDED ON THE NORTH BY HAJIS AND DERRICK ON THE EAST BY SOUTH HARPETH ROAD AND ON THE SOUTH BY HOLT DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC. DATED 1-27-04 (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A NAIL (NEW) IN THE CENTERLINE OF SOUTH HARPETH ROAD, SAID NAIL BEING LOCATED IN A BRIDGE OVER A DRAIN CROSSING UNDER SAID SOUTH HARPETH ROAD AND BEING THE NORTHEAST CORNER OF THE SHIRLEY MAI HOLT LAND (INSTRUMENT #20010424-0040376 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE LEAVING SAID ROAD WITH SAID HOLT S 60 deg 00'00" W (PASSING AN IRON ROD (OLD) ON THE MARGIN OF SAID ROAD AT 29.98 FEET) FOR A TOTAL DISTANCE OF 132.00 FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH SAID HOLT S 77 deg 00'00" W (PASSING A WITNESS IRON ROD (NEW) AT 1644.50 FEET FOR A TOTAL DISTANCE OF 1844.50 FEET TO A POINT ON THE BANK OF THE SOUTH HARPETH RIVER: THENCE WITH THE BANK OF THE SOUTH HARPETH RIVER N 13 deg 12'48" E 109.81 FEET TO A POINT ; THENCE N 37 deg 09'26" E 41.33 FEET TO A POINT: THENCE N 15 deg 13'22" W 78.89 FEET TO A POINT ; THENCE N 02 deg 24'38" E 229.27 FEET TO A POINT ; THENCE N 67 deg 33'07" W 138.05 FEET TO A POINT IN THE LINE OF THE KENNETH H. HAISLIP LAND (BOOK 3218, PAGE 218 R.O.D.C., TN.); THENCE LEAVING SAID EAST BANK WITH THE SOUTHERLY LINE (FENCED) OF SAID HAISLIP N 75 deg 09'39" E (PASSING A WITNESS IRON ROD (OLD) AT 200.00 FEET FOR A TOTAL DISTANCE OF 1658.77 FEET TO A FENCE CORNER POST; THENCE N 86 deg 16'38" E (PASSING AN IRON ROD (NEW) ON THE MARGIN OF SAID ROAD AT 399.57 FEET FOR A TOTAL DISTANCE OF 424.67 FEET TO A NAIL (NEW) IN THE CENTERLINE OF SAID ROAD; THENCE WITH SAID CENTERLINE S 03

deg 30'00" W 455.27 FEET TO THE POINT OF BEGINNING CONTAINING 23.72 ACRES MORE OR LESS.

Excluded from the above legal description of Tract 2 (but included in this conveyance as Tract 1) is the following described property:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Johnson's South Harpeth Road Subdivision of record in Instrument Number 20050614-0067881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Johnson and Catherine Gail Johnson, husband and wife by Quitclaim deed from Jason M. Johnson and Amanda Johnson, married of record in Instrument No. 20090121-0005073 Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on January 21, 2009.

Being also known as 9646 South Harpeth Road Nashville, Tennessee 37221.Tract 2:

Being the same property conveyed to James M. Johnson and Catherine Gail Johnson, husband and wife by Quitclaim deed from Jason M. Johnson, married of record in Instrument No. 20050330-0034256 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on March 30, 2005.

Being also known as 9650 South Harpeth Road Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **9646 & 9650 South Harpeth Road, Nashville, TN 37221.**

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 the 10th day of May, 2019.

James M. Johnson

Catherine Gail Johnson

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 **James M. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2019.

My Commission expires: 1-6-20

JAMES A. WALCUTIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Catherine Gail Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2019.

My Commission expires: 1-6-20

JAMES A. WALCUTIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public