When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 880321-

This instrument prepared by
and after recording mail to:
Andalusia Properties, Inc.
200 Galleria Parkway, SE, Suite 900
Atlanta, GA 30339
Attn: Corporate Counsel-Real Estate

Karen Johnson Davidson County
Batch# 299468 DEEDWARR
10/10/2019 04:06:30 PM 8 pgs
Fees: $43.00 Taxes: $4,532.50
20191010-0104194

GENERAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andalusia Properties, Inc.	Andalusia Properties, Inc.	
200 Galleria Parkway, SE, Ste. 900 Atlanta, GA 30339	200 Galleria Parkway, SE Ste. 900 Atlanta, GA 30339	043 11 0 142.00 043 11 0 141.00 043 11 0 118.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON a/k/a KENNETH JOHNSON and FRANCINE NADINE JOHNSON a/k/a NADINE JOHNSON** (collectively, "Grantor") have this day bargained and sold, and do hereby transfer and convey unto the said **ANDALUSIA PROPERTIES, INC.**, a Georgia corporation ("Grantee"),certain real estate and improvements thereon, located in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $1,225,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant Larry K Johnson

Subscribed and sworn to before me this the 24 *day of* Sept, *2019.*

Notary Public Sonya White

My commission expires: 8/4/20

(Affix Seal)

SONYA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

This is improved (x) property, known as 106 Myatt Drive, Madison, Tennessee 37115; 108 Myatt Drive, Madison, Tennessee 37115; and 110 McArthur Drive, Madison, Tennessee 37115.

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE all those tracts or parcels of land lying and being in Davidson County, Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Land"), TOGETHER WITH all buildings and other improvements and fixtures situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, privileges, easements, licenses, benefits and rights-of-way appurtenant to, benefiting, or pertaining to the Land, and all of Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys, sidewalks, and/or rights-of-way adjacent to the Land (hereinafter collectively called the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to the Property; that the Property is free and clear of all liens, encumbrances, easements and restrictions of every nature and description except as disclosed on **Exhibit "B"** (the "Permitted Exceptions"); that GRANTOR hereby conveys good and marketable fee simple title to GRANTEE; that the Property is unoccupied and free of any lease or other right of possession or claim by any party other than GRANTEE; that GRANTOR has the lawful and good right, power, and authority to convey same to GRANTEE; that GRANTOR will execute and deliver such further conveyances and do such further acts as may become necessary to fully vest in GRANTEE the entire fee simple estate in and to the Property; and that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE, GRANTEE's heirs, executors, administrators, successors and/or assigns, against the claims of all persons whomsoever, subject only to the Permitted Exceptions.

(Signatures begin on Following Page)

Witness our hand this 24 day of Sept, 2019.

Grantor:

L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON a/k/a KENNETH JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sonya White, a Notary Public of the State and County aforesaid, personally appeared **L. KEN JOHNSON a/k/a LARRY KENNETH JOHNSON a/k/a KENNETH JOHNSON,** with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 24 day of Sept, 2019.

Notary Public

My Commission Expires: 8/4/20

(Signatures continue on Following Page)

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

Witness our hand this 24 day of Sept, 2019.

Grantor:

FRANCINE NADINE JOHNSON a/k/a
NADINE JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sonya White, a Notary Public of the State and County aforesaid, personally appeared **FRANCINE NADINE JOHNSON a/k/a NADINE JOHNSON,** with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 24 day of Sept, 2019.

Notary Public

My Commission Expires: 8/4/20

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Aug. 4, 2020

Exhibit "A"

PROPERTY DESCRIPTION

Tract 1:

Being Lot No. 8 on the unrecorded plan in Block I, of a recorded plan in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estates. Said Lot No. 8 fronts 100 feet on the west side of Myatt Drive and runs back between parallel lines 150 feet to a dead line.

Included, but expressly excluded therefrom, is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Deed of record in Book 4393, Page 567, said Register's Office, described as follows:

A strip or parcel of land in the 11th Councilmanic District (now the 9th District) of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 8 on the unrecorded plan showing the Subdivision of Section 1, Anderson Estates and described as follows:

Beginning at a point where the present north margin of State Highway 45 intersects the present north margin of Myatt Drive; thence North 86 degrees 28' West 35.00 feet to a point of a curve that has a 25 foot radius: thence Northeasterly 39.15 feet along said curve to a point on the new relocated westerly margin of Myatt Drive; thence North 3 degrees 48' East 75.12 feet along the new relocated westerly margin of Myatt Drive to a point; thence South 86 degrees 12' East 10.0 feet to a point in the present westerly margin of Myatt Drive; thence South 3 degrees 48' West 100 feet along the present westerly margin of Myatt Drive to the point of beginning.

Together with:

Being part of Lot No. 1 on the plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, being Lot No. 9 an the Plan of the resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, made by Anderson and Gee Surveyors, August 5, 1946, described as follows:

BEGINNING on the westerly margin of Myatt Drive at a point 482 feet, more or less, north of the northerly margin of Old Hickory Boulevard, said point being the common corner of Lots Nos. 8 and 9; thence with the line between said lots westwardly 150 feet, more or less, to the corner of Lots Nos. 8, 9, 93 and 92; thence with the line between Lots Nos. 9 and 92, northwardly 100 feet to the corner of Lots Nos. 92, 91, 10 and 9; thence with the line between Lots 9 and 10, eastwardly 150 feet, more or less, to the westerly margin of Myatt Drive; thence with the westerly margin of said Drive southwardly 100 feet to the point of beginning.

Included, but expressly excluded therefrom, is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Deed of record in Book 4377, Page 397, said Register's Office, described as follows:

A strip or tract of land in the 10th Councilmanic District, (now the 9th District), of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot 9 on the unrecorded subdivision of Section I, Anderson Estates.

Said part of Lot No. 9 fronts 100 feet on the present west margin of Myatt Drive and extends back between parallel lines 10.0 feet to points on the new relocated west margin of Myatt Drive and containing 1,000 square feet.

Being the same property conveyed to L. Ken Johnson, by Quitclaim Deed from L. Ken Johnson, of record in Instrument No. 201202150013068, in the Register's Office for Davidson County, Tennessee.

Tract 2:

BEING Lot No. 10 on the Plan of Resubdivision of Lots No. 1 & 13 of the Anderson Estates, not of record, as described as follows:

BEGINNING at a point on the westerly margin of Myatt Drive at a point 582 feet, more or less, north of the northerly margin of Old Hickory Boulevard, being the corner of Lots 9 and 10; thence with said drive, northerly 50 feet to the corner of Lots 10 & 11; thence with the line between said Lots 10 & 11 westerly 150 feet to the common corner of Lots 10 & 11; thence southerly 50 feet to the common corner of Lots 9 & 10 easterly 150 feet to the point of

beginning.

Being the same property conveyed to Larry Kenneth Johnson and wife, Francine Nadine Johnson, by Warranty Deed from David L. Kelley and wife, Linda N. Kelley, of record in Book 9798, Page 551, in the Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Anderson Estates, of record in Book 1130, Page 37, said Register's Office, and being Lot No. 91 on the Plan of ReSubdivision of Lots Nos 1 and 13 of said Anderson Estates, not of record, and more fully described as follows:

Beginning on the easterly margin of McArthur Drive at the southwest corner of the property conveyed to J.C. Eller by deed form Clarence M. Eller and wife, of record in Book 1341, Page 369, said Register's Office, being the corner of Lots Nos 90 and 91; thence with the line between said two lots eastwardly 150 feet to the common corner of Lot Nos 10, 11, 90 and 91; thence with the line between Lot Nos, 9, 10, 91 and 92; thence with the line between Lot Nos. 91 and 92, westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive, northwardly 50 feet to the beginning.

Being the same property conveyed to Kenneth Johnson and Nadine Johnson, husband and wife, by Warranty Deed from Roger Joynes, unmarried, of record in Instrument No. 200505120053722, in the Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years not yet due and payable.

2. All matters shown on plat of record in Book 1130, Page 37, in the Register's Office of Davidson County, Tennessee. (Tracts 1 & 3)

3. Easements grated to Metropolitan Government of Nashville and Davidson County by Deed of record in Book 4377, Page 397, in the Register's Office of Davidson County, Tennessee. (Tract 1)

4. Easements granted to Metropolitan Government of Nashville and Davidson County by Deed of record in Book 4393, Page 567, in the Register's Office of Davidson County, Tennessee. (Tract 1)

5. Easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 4355, Page 959, in the Register's Office of Davidson County, Tennessee. (Tract 2)

6. Easements and restrictions contained in Deed of record in Book 1181, Page 342, in the Register's Office of Davidson County, Tennessee. (Tract 2)

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA