Karen Johnson Davidson County
Batch# 304740 DEEDWARR
10/23/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20191023-0108569

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2413

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of October, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roy Dean Johnson and Regina E. Johnson 7679 Sawyer Brown Road Nashville, TN 37221	Simmons Bank PO Box 9067 Pine Bluff, AR 71611-9067	128-00-0-114.00

WARRANTY DEED

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, I/WE,

Freddie H. Stromatt and wife, Edith Marie Stromatt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roy Dean Johnson and Regina E. Johnson, 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:

Land in the 8th Civil District of Davidson County, Tennessee, being Tract No. 1, as shown on survey made by Wayne S. Cooper, Sr., Surveyor, dated April 17, 1968 as follows:

BEGINNING at an iron pin in the center of Sawyer Brown Road, at the southeast corner of the property conveyed to John T. Whaley and wife, by deed from Paul E. Williams and wife of record in Book 2282, Page 203, Register's Office of Davidson County, Tennessee; thence with the center of said road, South 8 deg. 42' West, 274.1 feet to a spike at the corner of Tracts 1 and 2; thence with the line between said two tracts, North 74 deg. 31' West, 790.88 feet to the easterly right-of-way line of Interstate I-40; thence with said right-of-way, North 17 deg. 36' East, 125.97 feet; thence North 74 deg. 04' West, 20 feet to a monument; thence North 214.46 feet to an iron pin; thence South 2 deg. 28' West, 262.95 feet to an iron pin; thence South 86 deg. 24' East, 500.24 feet to the beginning, containing 5.32 acres, more or less.

Being the same property conveyed to Freddie H. Stromatt and wife, Edith Marie Stromatt by Installment (Released in 5014_677) deed from C. E. Francis and wife, Fannie J. Francis of record in Book 4554, page 648, Register's Office for Davidson County, Tennessee, dated November 12, 1971 and recorded on November 19, 1971.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7679 Sawyer Brown 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2019.

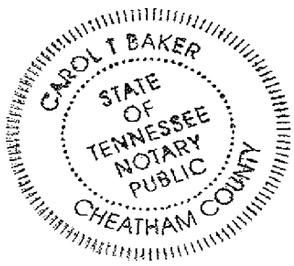
Freddie H. Stromatt

Edith Marie Stromatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freddie H. Stromatt and Edith Marie Stromatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of October, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 3/3/21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY