WARRANTY DEED

Karen Johnson Davidson County
Batch# 306034 DEEDWARR
10/25/2019 08:26:36 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70
20191025-0109439

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Will Sims	Broker Solutions Inc. Dba New American Funding	114-00-0-046.00
(NAME)	(NAME)	
7427 Sawyer Bown Road	14511 Myford Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Tustin, CA 92780	
(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, **Jeri D. Johnson and Steven R. Johnson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Will Sims and Emily Sims, 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:

Being land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, and being Lot No. 4 on the Plan of the Lands of J.J. Heer, and described according to a survey made by George W. Watkins, Surveyor, dated December 14, 1945, as follows:

Beginning at a point in the center line of Sawyer Brown Road, at the corner of Lots 3 and 4; thence with the center of said Road, South 8 degrees West 67 feet to a spike; thence South 27 degrees 50 minutes West 100 feet to a spike; thence South 59 degrees West 70 feet; thence South 72 degrees West 73 feet to a point in a bridge; thence leaving said Road, along a branch, as follows: Thence North 23 degrees West 126 feet; thence North 11 degrees 45 minutes West 163 feet to a corner of Lots Nos. 3 and 4; thence with the line between said lots, South 76 degrees 40 minutes East 273.5 feet to the point of beginning.

Being the same property conveyed to Steven R. Johnson and Jeri D. Johnson, husband and wife, by Warranty Deed from Delores C. Smith, Linda C. Trotter and Greta C. Robinson, dated June 28, 2010, of record in Instrument No. 20100810-0063094, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 7427 Sawyer Brown, LLC, by Quitclaim Deed from Jeri D. Johnson and Steven R. Johnson, dated August 28, 2012, of record in Instrument No. 20120906-0080689, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jeri D. Johnson and Steven R. Johnson, by Quitclaim Deed from 7427 Sawyer Brown, LLC, recorded January 4, 2013, of record in Instrument No. 20130104-0001247, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7427 Sawyer Bown Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for dedication of public utilities easement of record in Book 10268, page 224; Right of way of Sawyer Brown Road; All matters according to a survey made by George W. Watkins, Surveyor, dated December 14, 1945; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 17th day of October, 2019.

Jeri D. Johnson

Steven R. Johnson

State of Tennessee
County of Bradley

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeri D. Johnson and Steven R. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17 day of October, 2019.

Notary Public
My Commission Expires: Feb 8, 2022

File No.: 30303

J. BROOKE LITTELL
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

J. BROOKE LITTELL
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY