Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 467124 **DEEDWARR**
08/31/2020 12:22:24 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20200831-0098545

39-B
File #20-1397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereb acknowledged, the undersigned **William P. Johnston, IV, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry L. Earnest**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described according to a survey by James A. Hamilton, Jr, Engineer, dated April 15, 1965, and more particularly described as follows:

Beginning at an iron pin on the Northerly side of the Stevens-McCall Road at the Southwest corner of the property conveyed of the property conveyed by Dave W. Sams to Frances Sams Wright by deed of record in Book 3098, page 435, Register's Office for said County. Thence with said Frances Sams Wright's Westerly line North 11 degrees 00 minutes East, 215', more or less, to her Northwest corner, being an iron pipe; Thence with Wright's Northerly line South 67 degrees 27 minutes East, 65.5' to the Southwest corner of the McCall Cemetery; Thence with the Westerly line of said Cemetery North 11 degrees 00 minutes East, 55', more or less, to a post; Thence South 67 degrees 27 minutes East, 84.5' to a point in the Sams farm boundary, the common line with the old Stevens land, said point being North 11 degrees 00 minutes East, 327' from Sams' Southeasterly corner as shown on a copy of a survey made by George W. Watkins, Surveyor, December 17, 1949, said Southeasterly corner being the Southeasterly corner of a 12' strip shown on said survey; Thence with said Sams-Stevens lineNorth 11 degrees 00 minutes East, 939', more or less, to a point; Sams' Northeasterly corner; Thence North 38 degrees 00 minutes West, 181.1', more or less, to a point in Sams' line; Thence South 11 degrees 00 minutes West, 958.9, more or less, to an iron pin at an elm tree in front of the frame house of Sams; Thence South 25 degrees 09 minute 20 seconds West, 123.6', more or less, to an iron pin; Thence South 11 degrees 00 minutes West, 550' more or less, to an iron pin at the road; Thence, with said road, South 67 degrees 27 minutes East, 20.4', more or less, to the point of beginning, containing by calculation, 3.3 acres, more or less.

Being the same property conveyed to William P. Johnston, IV by Warranty deed from Chester J. Dowdy a/k/a Chester Joe Dowdy of record in Instrument No. 20150327-0026698 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 27, 2015. William P. Johnston, IV is married to Ivie Nichole Thornton who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7820 Old Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Larry L. Earnest **7820 Old Charlotte Pike** **Nashville, TN 37209**	new owner	**113-00-0-097.00**

WITNESS THE EXECUTION HEREOF this 28th day of August, 2020.

William P. Johnston, IV by Ivie Nichole Thornton His Attorney in Fact

William P. Johnston, IV by Ivie Nichole Thornton
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 28th day of August, 2020 before me personally appeared Ivie Nichole Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William P. Johnston, IV, acknowledged that such person executed the same as the free act and deed of William P. Johnston, IV.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Ivie N. Thornton

Ivie Nichole Thornton

State of Tennessee)
County of Davidson)

On this 28th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ivie Nichole Thornton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 120,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of August, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON