This instrument was prepared by:
R.H. Pursell
North, Pursell & Ramos, PLC
414 Union Street
Suite 1850
Nashville, TN 37129
615-255-2555

Karen Johnson Davidson County
Batch# 675805 DEEDWARRSP
07/13/2021 11:30:29 AM 7 pgs
Fees: $38.00 Taxes: $2,405.00
20210713-0093996

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Nathan Johnston 1100 Campbell Road Goodlettsville, TN 37072	NEW OWNER	Map 33 Parcel 220

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James E. Johnston, a resident of Sumner County, Tennessee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Nathan Johnston, (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A FOR DESCRIPTION.

This conveyance is subject to the items set forth on Exhibit "B" attached hereto.

This is improved property commonly known as Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

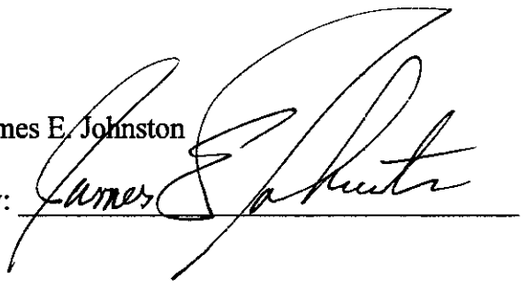
And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances, except as noted above and current real estate taxes.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of July 2021.

James E. Johnston

By: 

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

WITNESS my hand and seal at office, on this the 9th day of July 2021.

Notary Public Amy L Kirby

My Commission Expires: 7-20-2022

AMY L. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 7-20-2022

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

By: _____
Affiant

Subscribed and sworn to before me, this the 9 day of July 2021.

_____
Notary Public

AMY L. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 7-20-2022

My Commission Expires: 7-20-2022

EXHIBIT A

Property located in the 10" Civil District of Davidson County, Tennessee. Being Lot I-B Re-subdivision of revised Section One, Worrell Subdivision; being more particularly described as follows:

Beginning at an iron pin located in the northerly margin of Campbell Road, said pin being a common corner between Lot I-A and Lot I-B; thence with the northerly margin of Campbell Road North 89° 04' 11" West 50.00 feet to an iron pin, said iron pin being the most southeasterly corner of property owned by Old Center Church of Christ as of record in Book 3614, Page 283, Register's Office for Davidson County, Tennessee; and the most south west corner of the property described herein; thence leaving the northerly margin of Campbell Road and running with the east property line of Old Center Church of Christ the following two calls: North 1° 48' 33" East 272.21 feet; thence North 2° 14' 45" East 86.00 feet to an iron pin; said pin being the most northwesterly corner of the property as described herein: and a southwest corner of the Helen F. Walker property as of record in Book 5647, Page 777, Register's Office for Davidson County, Tennessee; thence along a south property line of the Helen F. Walker property the following two calls: South 59° 21' 50" East 178.36 feet, thence South 49° 35' 00" East 20.26 feet to an iron pin; said pin being a common corner of Lot I-A and Lot I-B; thence with the common property line between Lot 1-A and Lot 1-B the following three calls: South 46° 34' 58" West 160.09 feet; thence North 89° 04' 11" West 10.00 feet; thence South 1 ° 48' 33" West 145.00 feet to the point of beginning and containing 0.673 acres according to a survey dated 9-15-89 by David Bundren, Campbell Surveying Co., Inc.

BEING the same property conveyed to **James E. Johnston** by Warranty Deed dated 11/5/2009 from Joe Thomas Claud, and wife Peggy Nan Claud of record in Record Inst #20091109-0103637, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2021, a lien, not yet due and payable.

2. **THIS CONVEYANCE** is made subject to all zoning regulations, building restrictions and setback lines, if any, all matters of record, easements, and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

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