WARRANTY DEED

mail to:
MID-STATE TITLE & ESCROW, INC.
[illegible] HOLIDAY COURT
[illegible]
[illegible]LIN, TN 37067
(615) 790-3156

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSESE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Taylor	Same as New Owner	Map 117-12
(NAME) 1492 Clairmont Place	(NAME)	Parcel 113
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **DAVID O. JOHNSTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVERGREEN DEVELOPMENT OF TENNESSEE, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 16 and the east 37 ½ feet of Lot No. 15, Block "A" of Galecrest Subdivision No. 2 of record in Book 843, page 30, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 9, 1966, as follows:

Said parts of said lots front together 87.5 feet on the north side of Clairmont Avenue and run back 207.07 feet, more or less, on the east line, and 208 feet, more or less, on the west line to a dead line in the rear on which they measure 87.5 feet.

Being the same property conveyed to David O. Johnston and wife, Mamie L. Johnston by deed from Arlo B. Wright of record in Book 4047, page 823, said Register's Office. Mamie L. Johnston has since died vesting title solely in David O. Johnston as the surviving tenant by the entirety.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 843, page 30, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/01/05 08:09 2 pg:
Fees:13.00 Taxes:1239.50
20050601-0061287

unimproved ☐

This is improved ☒ property, known as 1492 Clairmont Place, Nashville, TN 37215
(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.

Witness my hand this 23rd day of May, 2005.

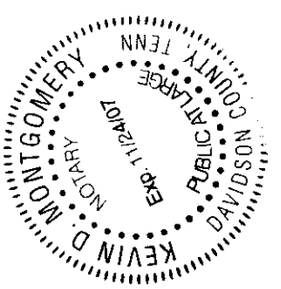
David O. Johnston By Ronald Feenstra, Attorney in Fact

STATE OF TENNESSESE
COUNTY OF DAVIDSON

On this 23rd day of May, 2005, before me personally appeared Ronald Feenstra, 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 David O. Johnston and who acknowledged that he executed the same as the free act and deed of David O. Johnston.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2005.

Commission expires:



Notary Public