WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

Davidson County DEEDWARR
Recvd: 09/23/05 08:22 2 pgs
Fees:13.00 Taxes:329.30

20050923-0114231

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
Yolanda Johnson	NBANK NA	Map 92-6
(NAME)	(NAME)	
2707 Batavia Street	55 MERCHANT STREET, SUITE 300	Parcel 469
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	CINCINNATI OH 45246	
(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, **RECORD PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOLANDA Y. JOHNSON, UNMARRIED**, 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 Davidson County, Tennessee, being Lot No. 71 in Falconer and Ashcrafts Subdivision of Lots 18 and 19 in the Boyd McNairy Tract of record in Plat Book 57, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Record Properties, LL by deed from Bryan V. Johnson and Gary T. Swindell of record in Instrument #20050411-0039948, said Register's Office.

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 57, page 121, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2707 Batavia Street, Nashville, TN 37208

(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 9th day of September, 2005.

Record Properties, LLC

By: _____

Bryan V. Johnson, Chief Manager

By: _____

Gary T. Swindell, Secretary / Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Bryan V. Johnson and Gary T. Swindell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Chief Manager and Secretary / Treasurer, respectively, of Record Properties, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary / Treasurer, respectively, of Record Properties, LLC, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager and Secretary / Treasurer, respectively.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2005.

Commission expires:



Notary Public