BOX 10-A **WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 09/25/08 09:11 2 pgs
Fees:13.00 Taxes:865.80
20080925-0097490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2008.

Notary Public

(AFFIX SEAL)

CHRISTINE L. CRISTIANO NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

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
Rick Thomas Johnson	Avenue Bank	
(NAME)	(NAME)	
5018 Timberhill Drive	111 10th Avenue South	146-12-28
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(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, **EMILY B. TRAUTMAN AND HUSBAND, S. MICHAEL TRAUTMAN, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICK THOMAS JOHNSON AND WIFE, DANIELLE BENNETT JOHNSON,** 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. 345 on the Map of Section Five, Crieve Hall Estates, of record in Plat Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Emily B. Mitchell, unmarried and S. Michael Trautman, Jr., unmarried, as joint tenants with right of survivorship, dated March 30, 2005, of record as Instrument No. 20050405-0036692, Register's Office for Davidson County, Tennessee. The said Emily B. Mitchell having since married and is now known as Emily B. Trautman.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 2133, page 91, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5018 Timberhill Drive, Nashville, TN 37211

(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 our hands this 24th day of September, 2008.

Emily B. Trautman

S. Michael Trautman, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily B. Trautman and S. Michael Trautman, Jr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2008.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010