This instrument prepared by:
Lehman Title & Escrow, LLC
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999
File No.: **4931**

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of April, 2009, by and between **Relocation Advantage, LLC., a Delaware Limited Liability Company**, parties of the first part, and Catherine R. Johnson, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. "B" and Private Elements of Unit No. "B" of the Forty-Eighth Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed , of record in Book 10023, Page 344, and as supplemented in Book 10046, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10023, Page 364, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Forty-Eight Avenue Condominiums, as shown on Exhibit "B" of the Master Deed, of record in Book 10023, Page 363, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan A. Butler and wife, Ashley N. Butler by Deed from Benjamin P. Sones and wife, Estelle M. Sones dated 5/30/2007 filed of record 7/11/2007 in Instrument No. 20070711-0082740, Register's Office for Davidson County, TN.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. * 20090504-0040523 : in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # **103-03-0B-002.00CO**
☒ Improved OR
☐ Unimproved property located at: **4710 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20090029302 DEEDWARR
Recvd: 05/04/09 13:59 2 pgs
Fees:13.00 Taxes:814.00
20090504-0040524

Relocation Advantage, LLC., a Delaware Limited Liability Company
By: Rebecca Williamson
Name:
Title:

State of Tx

County of Collin

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Rebecca Williamson with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Employee of **Relocation Advantage, LLC., a Delaware Limited Liability Company**, the within named bargainer, a limited liability company, and that he/she as such Authorized Employee being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liaibility company as such Authorized Emp of **Relocation Advantage, LLC., a Delaware Limited Liability Company**.

Witness my hand and Notarial Seal at office this 22 day of April, 2009.

Devy Bert
Notary Public

My Commission Expires: 11-30-09

DEVY BERT
Notary Public, State of Texas
My Commission Expires 11-30-09

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Owner's Name: Catherine Johnson

and Address: **4710 Utah Avenue**

Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Suntrust Mortgage PO Box 79041

********** Baltimore, MD 21279-0041

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of April, 2009.

Notary Public

My Commission Expires:

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 5, 2011