| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 2009<br>Notary Public<br>MY COMMISSION EXPIRES: May 8, 2012<br>(AFFIX SEAL) |

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANSKI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher S. Johnston | New Owner | MAP 130-2 |
| 601 Enquirer Avenue | | PARCEL 105 |
| Nashville, TN 37205 | | |
| (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, I, **Stephanie Coker Hastings and Stephanie Coker Hastings, Trustee of the Revocable Trust U/A DTD, March 2, 2009**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher S. Johnston and wife, Melissa Windham Johnston**

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. 2 on the Plan of Re-subdivision of Lots 4, 5, 6 and parts of Lot 7 and 8 of Country Club Land Co's Subdivision of 25 acres of record in Plat Book 5210, page 376, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Coker by deed from Ross L. Peebles and wife Ann E. Peebles of record in Book 5165, page 901, Registers office for Davidson County, Tennessee, dated June 29, 1977.

Being the same property conveyed to Stephanie Coker by deed from Robert A. Sewell and wife Cynthia P. Sewell of record in Book 5758, page 436, Registers office for Davidson County, Tennessee, dated June 3, 1981.

Being the same property conveyed to Stephanie Coker by quitclaim deed from Wesley L. Coker, M.D., of record in Instrument No. 20050722-0085710, Registers office for Davidson County, Tennessee, dated June 6, 2005 and pursuant to Final Decree of Divorce, Case No. 02D-2858, Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Coker, Trustee, Stephanie Coker Revocable Trust U/A DTD, March 2, 2009 by quitclaim deed by Stephanie Coker of record in Instrument No. 20090317-0023721, Registers office for Davidson County, Tennessee, dated March 2, 2009.

THIS CONVEYANCE IS SUBJECT TO: (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.

Stephanie Coker is now known as Stephanie Coker Hastings.

This is () UNIMPROVED

(X) IMPROVED property known as **601 Enquirer Avenue, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20090069417 DEEDWARR
Recvd: 10/12/09 10:11 3 pgs
Fees:18.00 Taxes:5365.00
20091012-0094595

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 ___ hand( ) this the 2nd day of October, 2009.

Stephanie Coker Hastings Revocable Trust U/A DTD, March 2, 2009

Stephanie Coker Hastings, Trustee

Stephanie Coker Hastings, Trustee

Stephanie Coker Hastings, Individually

James Otis Hastings, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephanie Coker Hastings** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Stephanie Coker Hastings Revocable Trust U/A DTD March, 2, 2009** the within named bargainors, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Stephanie Coker Hastings** as such **Trustee**.

Witness my hand and seal this the 2nd day of October, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Stephanie Coker Hastings** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of October, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of October, 2009.

My Commission expires _____

Notary Public