Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2009.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/22/09 10:25 3 pgs
Fees:18.00 Taxes:943.50
20091222-0116348

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wilhelmus S. Codington 111 Oriel Ave. Nashville TN 37210	Same	11902017000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert C. Johnson and wife Terry D. Johnson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wilhelmus S. Codington and wife Libby A. Codington hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of Lot 65 on the Map of Re-Subdivision of Lots Nos. 7, 8, 9 and 10 and part of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries, as of record in Book 332, page 36, of the Register's Office of Davidson County, Tennessee, said part of said Lot no. 65 being described as follows:

Beginning at a point in the north boundary line of said lot, which is the southern margin of Oriel Street, said point being three hundred (300) feet west from the intersection of Miller Avenue and Oriel Street, which intersection is the northeast corner of said lot; thence in an easterly direction with said boundary line and the southern margin of Oriel Street one hundred fifty (150) feet to a point; thence at a right angle in a southerly direction one hundred fifty-six (156) feet to a point; thence at a right angle in a westerly direction one hundred fifth (150) feet to a point; thence at a right angle in a northerly direction one hundred fifty-six (156) feet to the point of beginning.

Being the same property conveyed to Robert Christian Johnson and wife, Terry Johnson by deed dated July 19, 1983 from James B. Johnson and wife, Barbara Hauff Johnson of record in Book 6097 page 850 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cumberland Nurseries of record in Plat Book 332 Page 36, Register's Office for County, Tennessee

This property is improved property known as 111 Oriel Ave., Nashville, Tennessee 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21st day of December, 2009.

Robert C Johnson by Robert H Claxton
Robert C. Johnson, by Robert H. Claxton,
His Attorney-in-fact

Terry D. Johnson by Robert H Claxton
Terry D. Johnson, by Robert H. Claxton,
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of December, 2009, before me personally appeared Robert H. Claxton 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 Robert C. Johnson and Terry D. Johnson acknowledged that such person executed the same as the free act and deed of Robert C. Johnson and Terry D. Johnson.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 3/29/11
FILE NO: 06274

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

