Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl Noel Lavender, Trustee of The Lavender Living Trust, a Revocable Living Trust U/A dated May 5, 1997 and Cheryl Lavender-Tittsworth* and husband, Ben T. Tittsworth, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric David Johnson and Emily E. Tanner-Smith, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Burton Hills Village of Foxview Tract 5, a portion of Zone Lot H, as of record in Plat Book 6250, page 564, amended in Book 6626, page 937, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Lavender Living Trust as to a 62 1/2% undivided interest and Cheryl N. Lavender-Tittsworth and husband, Ben T. Tittsworth, Jr., as to a 37 1/2% undivided interest by deed from Craig M. Kemper, dated May 28, 1997 of record in Book 10474, page 280, Register's Office for Davidson County, Tennessee.

* AKA Cheryl N Lavender-Tittsworth

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 57 Brookhill Circle, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of August, 2010.

The Lavender Living Trust

Cheryl Noel Lavender, Trustee
BY: Cheryl Noel Lavender, Trustee

BILL GARRETT, Davidson County
Trans:T20100051591 DEEDWARR
Recvd: 08/19/10 11:11 2 pgs
Fees:13.00 Taxes:1517.00
20100819-0065644

Cheryl Tittsworth-Lavender
Cheryl Lavender-Tittsworth

Ben T. Tittsworth Jr.
Ben T. Tittsworth, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Cheryl Noel Lavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee of the within named The Lavender Living Trust and that she executed the within instrument as the Trustee of The Lavender Living Trust for the purposes therein contained.

Witness my hand at office this the 18th day of August, 2010.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

On this 18th day of August, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cheryl Lavender-Tittsworth and Ben T. Tittsworth, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of August, 2010.

Notary Public

My Commission Expires: 6-5-2012

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:
Eric David Johnson
57 Brookhill Circle
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle National Bank
150 3rd Ave So. Ste 900
Nashville, TN 37201

TAX MAP-PARCEL #:
131-6-B-34CO