6

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

G-VRE-10-906

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Decker Chaney	BB&T	
906 14th Avenue South	(NAME) 301 College Street	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Greenville, SC 29601	105-1-49.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KYLE JOHNSTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUTH DECKER CHANEY , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 5 ON THE MAP OF CATRON HEIRS' ADDITION, OF RECORD IN BOOK 1, PAGE 132, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 5 FRONTS 40 FEET ON THE EASTERLY SIDE OF 14TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. (MAP/PARCEL 105-1-49).

BEING THE SAME PROPERTY CONVEYED TO KYLE JOHNSTON BY WARRANTY DEED FROM LEONARD AMDUR, RECORDED ON THE 18TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070518-0059593, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 906 14th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20100054732 DEEDWARR
Recvd: 09/01/10 12:06 2 pgs
Fees:13.00 Taxes:999.00
20100901-0069497

Witness my/our hand(s) this 30th day of August, 2010.

Kyle Johnston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle Johnston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903