WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on December 10, 2010

NOTARY PUBLIC
My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/10/10 16:16 3 pgs
Fees:18.00 Taxes:3885.00
20101210-0098714

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Phillip A. Johnson, Sr. and Patricia Schmidt Johnson 213 Belle Meade Blvd. Nashville, TN 37205	SAME	11610009800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Rochford, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Phillip A. Johnson, Sr. and wife, Patricia Schmidt Johnson, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, pages 57 and 58, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John T. Rochford, married, from Regions Bank by Special Warranty Deed dated November 22, 2010 and recorded as Instrument No. 20101119-0092838, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 213 Belle Meade Blvd, Nashville, TN 37205.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on December 10, 2010.

John T. Rochford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 10, 2010, before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 10, 2010.

NOTARY PUBLIC

My Commission Expires: 9/9/14



Certificate of Authenticity

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

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY