WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30032
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

My Commission Expires FEB. 19, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Johnson	Reliant Bank	10501019700
(NAME)	(NAME)	
1403 Tremont Avenue	1736 Carothers Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110322

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Volunteer State Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David T. Johnson, a married man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1403 Tremont Avenue, Nashville, TN 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of May, 2011.

BILL GARRETT, Davidson County
Trans:T20110029570 DEEDWARR
Recvd: 05/18/11 12:24 2 pgs
Fees:13.00 Taxes:1350.50
20110518-0038070

Volunteer State Bank

By: David L. Wolfe

David L. Wolfe, C.O.O./C.F.O

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, on this 16th day of May, 2011, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David L. Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the C.O.O/C.F.O. of Volunteer State Bank, the within named bargainor, a Corporation, and that as such executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as C.O.O./C.F.O.

Commission expires: 8/20/2014

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Easterly 35 feet, more or less, of Lot No. 76 of Boyd's Addition, said part of said lot fronts 35 feet on the South side of Tremont Avenue and runs back between parallel lines 168 feet to an alley.

BEING all of the same property conveyed to Chris Mule by Warranty Deed from Robert B. Potter and wife, Rachel Swann Potter, dated July 31, 2006, and filed of record in Instrument 20060803-0094937, and to Chris Mule and Brian Smith, by Quitclaim Deed dated August 1, 2006 and filed of record in Instrument 20060905-0109272, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 201001229-0103579, Byron M. Gill was appointed as Substitute Trustee.

BEING all of the same property conveyed to Volunteer State Bank by Substitute Trustee's Deed from Byron M. Gill, Substitute Trustee, dated February 7, 2011 and filed of record in Instrument 20110208-0019022, Register's Office for Davidson County, Tennessee.