Box 10-B

BILL GARRETT, Davidson County
Trans:T20110051825 DEEDWARR
Recvd: 08/23/11 10:45 2 pgs
Fees:13.00 Taxes:1024.90

20110823-0065085

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-11800324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of AUGUST, 2011

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA E. CRIM 400 S. 17TH STREET NASHVILLE, TN 37206	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	083-14-0-296.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LILLIAN S. JOHNSON AND HUSBAND, DREW M. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA E. CRIM, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 99 in Edgefield Land Company's First Subdivision, as of record in Book No. 57, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 50 feet on the westerly side of 17th Street and runs back between parallel lines with the southerly margin of Boscobel Street (formerly Rothchild Avenue) 150 feet to an alley.

BEING the same property conveyed to Lillian S. Johnson and husband, Drew M. Johnson by Warranty Deed from Mary Francis Marks, Executrix of the Estate of Valary Marks (who died testate on April 5, 1996 and whose estate was probated on April 17, 1996 as Docket No. 96P633, Estate of Valary Joy Marks, in the Probate Court for Davidson County, Tennessee), dated 5/15/97 and recorded 5/20/97 in Book 10459, Page 428, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **400 S. 17TH STREET, NASHVILLE, TN 37206**
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 heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22nd day of AUGUST, 2011.

Lillian S. Johnson
LILLIAN S. JOHNSON

Drew M. Johnson
DREW M. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIAN S. JOHNSON AND HUSBAND DREW M. JOHNSON the bargainor(s) 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 at Nashville, Tennessee, this 22nd day of AUGUST, 2011.

Commission Expires: _____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014