BILL GARRETT, Davidson County
Trans:T20110054619 DEEDWARR
Recvd: 09/02/11 13:28 2 pgs
Fees:13.00 Taxes:97.71
20110902-0068355

Return to:
109 Kenner Avenue
Ste 201
Nashville, TN 37205
Box 26B

#11-08-14019

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Premier Consulting Inc., Trustee P. O. Box 971 Brentwood, TN 37024	New Owner	Map 081-12-0- Parcel 256.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Charles Thomas Johnson and Laurita Joyce Gaines,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Premier Consulting, Inc., Trustee of the 1531 Arthur Avenue Trust dated August 20, 2011,** (The "Grantee"), Grantee's heirs, and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 355, D.T. MCGAVOCK'S AND OTHERS' ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 21, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Calvin A. Dowell and wife, Marie E. Dowell d/b/a Wad Construction Company to Doris V. Harris, a single person as recorded on the 20th day of May, 1988 in Deed Book 7549, Page 297 and Quitclaim Deed from Doris V. Harris, a single person to John W. Johnson, a single person as recorded on the 12th day of November, 1999 in Deed Book 11741, Page 340, in the Register's Office of Davidson County, Tennessee. The said John W. Johnson aka John Willie Johnson having since died testate on July 12, 2010 and title vested pursuant to his Will, case no. 10P-1423, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division in Charles Thomas Johnson and Laurita Joyce Gaines.

This is not the personal, marital or primary residence of Grantor or Grantee, their spouse and/or any dependents.

This is the same description as in last deed of record.

1. Taxes for the year 2011 and subsequent years and assumed by Grantee
2. Any and all matters appearing of record in Plat Book 21, page 23, said Register's Office.

This is improved real property known as: **1531 Arthur Avenue, Nashville, TN 37208.**

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater))
(For this transfer is $~~110,000~~ 26,409.03)
( )

Affiant

Notary Public

My commission expires: _____

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

Witness my hand this ____ day of September, 2011.

Charles Thomas Johnson

Laurita Joyce Gaines

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county mentioned, personally appeared **Charles Thomas Johnson and Laurita Joyce Gaines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged SHE, executed the foregoing instrument for the purpose therein contained. _____

Witness my hand and seal, at office in Nashville, Tennessee this 15 day of September, 2011.

Notary Public

My commission expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013