WARRANTY DEED

JOHN G. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-RM-11-7518

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Hilary W. Strickland
Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

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
Hilary W. Strickland	Pinnacle National Bank	
7518 Sawyer Brown Road	(NAME) 150 3rd Avenue South Suite 900	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	11400023500
(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, we MARY A. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HILARY W. STRICKLAND, 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:

BEING PART OF LOT NO. 5 ON THE MAP OF THE LANDS OF WILLIAM GOWER, DECEASED, AS OF RECORD IN MINUTE BOOK "H", PAGE 487, COUNTY COURT CLERK'S OFFICE FOR SAID COUNTY, AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, DATED APRIL 30, 1955, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SAWYER BROWN ROAD, WHICH POINT IS 659 FEET SOUTHERLY FROM THE INTERSECTION OF CHARLOTTE PIKE WITH SAWYER BROWN ROAD, AS MEASURED AROUND THE EASTERLY MARGIN OF SAID SAWYER BROWN ROAD; THENCE WITH THE MARGIN OF SAID SAWYER BROWN ROAD, SOUTHERLY AROUND A CURVE, 155 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. W. MARLIN AND WIFE, BY DEED OF RECORD IN BOOK 2448, PAGE 283; THENCE ALONG MARLIN'S LINE, EASTERLY 465 FEET MORE OR LESS TO A POST; THENCE NORTH 3° 30' EAST 101 FEET TO A POINT; THENCE WESTERLY 475 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. JOHNSON AND WIFE, MARY A. JOHNSON BY INSTALLMENT DEED FROM JAMES D. HENDRICKS, SR., AND WIFE, HELEN R. HENDRICKS, RECORDED ON THE 27TH DAY OF OCTOBER, 1966 IN DEED BOOK 4072, PAGE 342, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES E. JOHNSON HAVING SINCE DIED, LEAVING MARY A. JOHNSON AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 4072, PAGE 342; AND BOOK 10073, PAGE 846; SAID REGISTER'S OFFICE; C) PLAT OF RECORD IN MINUTE BOOK H, PAGE(S) 487, IN THE COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7518 Sawyer Brown Road, Nashville, Tennessee 37221
(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:T20110060159 DEEDWARR
Recvd: 09/28/11 09:40 2 pgs
Fees:13.00 Taxes:758.50
20110928-0074996

Witness my/our hand(s) this 19th day of September, 2011.

Mary A. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary A. Johnson, 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 19th day of September, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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