WARRANTY DEED

R-VRES-11-1117

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Clayton Payne	BNC National Bank	
1117 Sunnymeade Drive	(NAME) 7007 College Blvd., Suite 330	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Overland Park, KS 66211	61-15-153.00
(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 LEIGH ANN JOHNSON, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAYTON PAYNE, A SINGLE MAN AND STEPHEN DUNCAN, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 29, BLOCK B, RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1, SUBDIVISION OF SUNNYMEADE UNIT NO. 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, 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 TO LEIGH ANN JOHNSON BY QUITCLAIM DEED FROM FREDOLF G. JOHNSON, IV DATED OCTOBER 28, 2011 AND RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. 20120106-0001439 AND BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LEIGH ANN JOHNSON TO FREDOLF G. JOHNSON, IV AND LEIGH ANN JOHNSON, HUSBAND AND WIFE AS RECORDED ON THE 8TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080708-0069955 AND WARRANTY DEED FROM SHERRY G. LOLLER TO LEIGH ANN JOHNSON AS RECORDED ON THE 8TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041008-0121566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE DESCRIBED PROPERTY HAS NEVER BEEN THE HOMESTEAD AS DEFINED BY STATUTE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAN OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57; EASEMENT OF RECORD IN BOOK 4277, PAGE 828 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1117 Sunnymeade Drive, Nashville, Tennessee 37216
(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:T20120001292 DEEDWARR
Recvd: 01/06/12 09:13 2 pgs
Fees:13.00 Taxes:484.70
20120106-0001440

Witness my/our hand(s) this 28th day of December, 2011.

Leigh Ann Johnson

STATE OF Tennessee
COUNTY OF Davidson

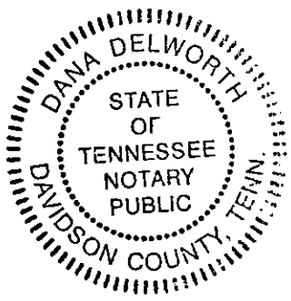
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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