File Box 8

This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20120011553 DEEDWARR
Recvd: 02/16/12 09:21 3 pgs
Fees:18.00 Taxes:1983.20
20120216-0013541

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joan Ellen Johnson and Husband, Erik Douglas Johnson,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Alice Ganier Rolli and Husband, Michael Laurence Rolli** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 7, on the plan of Haynies Subdivision of Lot 40, O.B. Hayes Plan of Large Lots, of record in Book 148, Page 433, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joan Ellen Johnson and husband, Erik Douglas Johnson by Deed from Albert Gary Jones, unmarried, dated 06/29/2001 and filed for record on 07/03/2001 in Instrument 200107030070509, Register's Office for Davidson County, Tennessee.

Map & Parcel: 10505004800

This property is known as: **1400 Villa Place, Nashville, TN 37212**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 15th day of February, 2012.

Joan Ellen Johnson, Grantor

Erik Douglas Johnson by Joan Ellen Johnson
his Attorney-in-Fact, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Ellen Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2012.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Ellen Johnson with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Erik Douglas Johnson and is authorized by Erik Douglas Johnson to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of February, 2012.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Michael & Alice Rolli	Avenue Bank
1400 Villa Place	3823 Cleghorn Ave.
Nashville, TN 37212	Nashville, TN 37215

State of TENNESSEE
County of

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$536,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of February, 2012.

Affiant

Debbie Mann
Type or Print Name

(Seal)

Notary Public

My commission expires:

Christy W. Ivey
Type or Print Name

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015