File Box 8

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Fees:13.00 Taxes:956.45
20120228-0017017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $258,500.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2012. Notary Public My Commission Expires: 9/8/13

Address New Owner As Follows: Joshua Paul Johnson 148 39th Avenue North Nashville, TN 37209	Send Tax Bills To: Reliant Bank 1736 Carothers Pkwy Ste 100 Brentwood, TN 37027	Map-Parcel Number: 104-01-0-199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin H. Thomas, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Paul Johnson**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 89 and parts of Lots 88 and 90, on the plan of West Grove Subdivision, as shown on plat of record in Plat Book 421, Page 109, in the Register s Office of Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly margin of 39th Avenue North at the corner of Lots 88 and 89; thence, with the line between said Lots 88 and 89 eastwardly 110 feet; thence, southwardly 20 feet; thence, eastwardly 50 feet; thence, northwardly 92 feet, more or less, to a point 28 feet South of the corner of Lots 90 and 91; thence, westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence, with the line between said Lots 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence, with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Benjamin H. Thomas a/k/a Ben H. Thomas, by deed from Ernest G. Thomas, of record as Instrument No. 20080305-0022206, dated January 1, 2008, said Register's Office. Being further conveyed to Benjamin H. Thomas a/k/a Ben H. Thomas by deed from Camille S. Thomas, of record as Instrument No. 20100107-0001717, dated December 28, 2009, said Register's Office. The said Camille S. Thomas is the spouse of Ernest G. Thomas.

Cathy G. Thomas joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Benjamin H. Thomas.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as: **148 39th Avenue North, Nashville, TN 37209.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of February, 2012.

Benjamin H. Thomas

Cathy G. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin H. Thomas and Cathy G. Thomas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 9-3-12