WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120017285 DEEDWARR
Recvd: 03/08/12 14:24 2 pgs
Fees:13.00 Taxes:166.50
20120308-0020456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF March, 2012

Notary Public

MY COMMISSION EXPIRES: 5/8/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2012

THIS INSTRUMENT WAS PREPARED BY

215 2nd Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN RANDAL JOHNSON	BANK OF TENNESSEE	070-09-0-135
(NAME)	(NAME)	
3222 Alpine Park Ave	2525 WEST END AVE, SUITE 1275	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **ESTATE OF LUBERTA COLEMAN RUSSELL** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN RANDAL JOHNSON,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" Attached

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, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 7th day of March, 2012.

JAMES RUSSELL, JR.
Co- Executor

VIVIAN L. RUSSELL WHITE
Co- Executor

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JAMES RUSSELL, JR., VIVIAN L. RUSSELL WHITE, as Co Executors of **THE ESTATE OF LUBERTA COLEMAN RUSSELL** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 7th day of March, 2012.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 10 2012

Notary Public

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot 1, KNIGHT SUBDIVISION, as shown on plat of record in Plat Book 4350, Page 34, 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 Probate Docket No. 11P-1567 and Quitclaim Deed from Vivian L. White, Lawrence A. Russell, Sr., Rita J. Russell and James W. Russell, Jr. (each being an unmarried person) to Luberta C. Russell (an unmarried woman) as recorded on the 10th day of May, 2010 in Instrument No. 20100510-0035728, in the Register's Office of Davidson County, Tennessee.Less Conveyance to Metropolitan GovernmentLand in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Knight Subdivision, as of record in Book 4350, Page 34, Register's Office for Davidson County, Tennessee, described as follows:Right-of-Way: Beginning at a point in the existing Southerly right-of-way margin of Trinity Lane, said point being the Southwesterly corner of the aforementioned Russell property; thence with the said existing Southerly right-of-way margin N37°07'20.6"E, 168.05 feet to a point; thence along a curve to the right, the radius of which is 25.00 feet, a central angle of 90°20'20", and an arc length of 39.42 feet, to a point on the Southerly right-of-way margin of Kirk Avenue; thence with said Southerly right-of-way S52°32'19"E, 25.12 feet to a point; thence leaving said Southerly right-of-way with a new line on a curve to the left, the radius of which is 30.00 feet, a central angle of 88°10'8.9", and an arc length of 46.17 feet to a point; thence continuing along said new line S38°59'47"W, 162.73 feet to a point on the Southerly boundary of said Russell property; thence with said Southerly boundary N57°57'08"W, 14.93 feet, more or less, to the point of beginning, containing 3,508.9 square feet or 0.081 acre, more or less.

This conveyance is subject to any and all existing easements and restrictions as shown of record.