Box 10-B

BILL GARRETT, Davidson County
Trans:T20120042552 DEEDWARR
Recvd: 06/08/12 13:25 2 pgs
Fees:13.00 Taxes:369.63

20120608-0050350

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF JUNE, 2012.

_____
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COLLIN GUST JOHNSON, ET UX	**SUNTRUST MORTGAGE, INC.**	**071-12-0-151.00**
(NAME)	(NAME)	
920 CHICKASAW AVENUE	**1001 SEMMES AVENUE, RVW-5093**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	**RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HOLLY NEUMAIER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLIN GUST JOHNSON AND WIFE, EMILY TANNER JOHNSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Victory Heights Subdivision, of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Holly Neumaier from Nicholas David Daugherty, individually, and Nicholas David Daugherty and Mark Edward Daugherty, devisees under the Last Will and Testament of Charles Buford Daugherty, Probate File #04P-277, Chancery Court in Davidson County, Tennessee, by deed dated December 13, 2011 of record as Instrument No. 20111221-0099623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 1130, page 97, said Register's Office; Restrictive Covenants contained in Book 1357, page 677, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Unimproved ( )
This is improved(X) property, known as 920 CHICKASAW AVENUE, NASHVILLE, TN 37207
(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 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 hand this 8th day of June, 2012.

HOLLY NEUMAIER

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 Holly Neumaier, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of June, 2012.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON