Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

**Prepared By & Return To:**
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0533T

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 day of August, 2012.

Notary Public
Commission Expiration: April 12, 2012

**ADDRESS OF NEW OWNER:**
Jay D. Gould
1617 Chase Street
Nashville, TN 37216

**SEND TAX BILLS TO:**
Fifth Third Mortgage
5001 Kingsley Drive
Cincinnati, OH 45227

**MAP-PARCEL:**
07214025900

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Charles M. Johns, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jay D. Gould, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being all of Lot Nos. 62 & 63 on the Map of Charles O. Coggins First Addition, as shown on plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Charles M. Johns by Quitclaim Deed dated September 2, 2010 from Horace E. Johns, Jr., and filed of record on September 3, 2010 in Instrument No. 20100903-0070339, in the Register's Office for Davidson County, Tennessee. Said property previously conveyed to Charles M. Johns, unmarried and Horace E. Johns, Jr., married, tenants in common with right of survivorship by Warranty Deed dated April 15, 2008 from Frances E. Hornbeck fka France E. Lee and husband, Ryan J. Hornbeck and filed on April 21, 2008 in Instrument No. 20080421-0040509, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **1617 Chase Street, Nashville, TN 37216**

BILL GARRETT, Davidson County
Trans:T20120065604 DEEDWARR
Recvd: 08/31/12 14:22 2 pgs
Fees:13.00 Taxes:577.20
20120831-0079069

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 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 29 day of August, 2012.**

Charles M. Johns

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles M. Johns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at Hendersonville, Tennessee this 29 day of August, 2012**

Notary Public
My Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014