WARRANTY DEED

G-VRES-12-1415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/14/16
(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine E. Hansen	JP Morgan Chase	--
1415 Douglas Avenue	(NAME) 3050 Highland Parkway	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Downers Grove, IL 60515	72-14-190.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAIGE HOLLIMAN, A SINGLE PERSON AND JULIA MCANINCH, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE E. HANSEN, A SINGLE PERSON
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 41 ON THE MAP OF H. M. DOAKS SUBDIVISION, OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED BY A SURVEY BY JOHN KOHL, DATED AUGUST 6, 1976, AS FOLLOWS: SAID PART OF LOT 41 FRONTS 110 FEET ON THE NORTHERLY MARGIN OF DOUGLAS AVENUE AND EXTENDS BACK 209 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 232 FEET, MORE OR LESS, ON THE EASTERLY LINE, WHICH IS THE WESTERLY MARGIN OF CHAPEL AVENUE TO A LINE AT THE REAR MEASURING 9.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAIGE HOLLIMAN AND JULIA MCANINCH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM BRENT ANDREW JOHNSON AND WIFE, ALLYSON ADAMS JOHNSON, RECORDED ON THE 7TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060707-0081379, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 22; EASEMENT OF RECORD IN INSTRUMENT NO. 20020520-0061035 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1415 Douglas Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120068512 DEEDWARR
Recvd: 09/12/12 11:31 2 pgs
Fees:13.00 Taxes:1013.80
20120912-0082748

Witness my/our hand(s) this 10th day of September, 2012.

Paige Holliman

Julia McAninch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paige Holliman and Julia McAninch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903