Box 36
25889

BILL GARRETT, Davidson County
Trans:T20120080434 DEEDWARR
Recvd: 10/23/12 13:48 3 pgs
Fees:18.00 Taxes:1128.50
20121023-0097075

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

June Rowell
Affiant

Subscribed and sworn to me on October 22, 2012.

Bobbie Cooper
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25889SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John M. Johnson, Trustee of The Johnson Family Trust 5018 Castle Rock Drive, Birmingham, AL 35242	SAME ADDRESS AS NEW OWNER	131-7-B-239 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Pamela W. Scholefield and Mary Patricia Greek, as beneficiaries under the Last Will & Testament of Nancy M. Williams, of record as part of Docket No. 11P-1257 in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John M. Johnson, Trustee of The Johnson Family Trust, under trust agreement dated January 8, 1995, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Bldg. Site 239 on the Plan of Section Ten, Arden Place, as of record in Plat Book 5210, page 218, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Harry G. Williams and wife, Nancy M. Williams, by Deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5622, page 814, in the Register's Office for Davidson County, Tennessee. The said Harry G. Williams having since predeceased Nancy M. Williams. The said Nancy M. Williams has since died and by her Last Will & Testament of record as part of Docket No. 11P-1257 in the Seventh Circuit Court, Probate Division for Davidson County, the subject property was devised to Pamela W. Scholefield and Mary Patricia Greek.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and paid by the Grantor; 2013 and subsequent taxes are assumed by the Grantee.
2. Matters shown on plan of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee.
3. Declarations of Covenants, Conditions and Restrictions for Arden Place, of record in Book 4754, page 455, supplemental in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and Instrument No. 20070816-0098235, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Boundary Line recorded in Book 8813, page 398, in the Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4400 Belmont Park Terrace #239, Nashville, TN 37215.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

The subject property is not now nor has it ever been the primary residence of the Grantors.

WITNESS our hands on October 22, 2012.

Pamela W Scholefield by Mary Patricia Greek her attorney-in-fact

Pamela W. Scholefield by
Mary Patricia Greek, Her Attorney-In-Fact

Mary Patricia Greek

Mary Patricia Greek

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 Mary Patricia Greek, 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 on behalf of Pamela W. Scholefield, as her Attorney in Fact, as the free act and deed of the within named Pamela W. Scholefield. Witness my hand and official seal on October 22, 2012.

Notary Public

My Commission Expires: March 3, 2015



NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 22, 2012, before me personally appeared Mary Patricia Greek, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: March 3, 2015



NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE