WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$545,000.00**

Affiant

Subscribed and sworn to before me, this 28th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
RETURN TO: Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Denson	NEW OWNER	117-03-0-M
(NAME)	(NAME)	(MAP)
2806 B White Oak Drive		002.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Neil R. Johnson and wife, Laura B. Johnson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jamie Denson, as her sole and separate property**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 2806 B of White Oak Heights Townhomes, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restriction of White Oak Heights Townhomes, recorded in Instrument No. 20060314-0029300, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060314-0029300, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of White Oak Heights Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20060314-0029300, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Neil R. Johnson and Laura W. Boldrick, by deed dated March 30, 2006, from Eugene T. Collins, of record in Instrument No. 20060403-0037623, and further conveyed to Neil R. Johnson and wife, Laura B. Johnson, by Quitclaim Deed dated July 27, 2007, from Neil R. Johnson and wife, Laura B. Johnson (formerly known as Laura W. Boldrick), of record in Instrument No. 20070730-0090254, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2806 B White Oak Drive, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20130000175 DEEDWARR
Recvd: 01/02/13 10:20 2 pgs
Fees:13.00 Taxes:2016.50

20130102-0000275

Witness my/our hand(s) this 28th day of December, 2012.

Neil R. Johnson by Amzie J Williams ATTY-IN-FACT
Neil R. Johnson
By Amzie J. Williams, Attorney in Fact

Laura B. Johnson by Amzie J Williams ATTY-IN-FACT
Laura B. Johnson
By Amzie J. Williams, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amzie J. Williams, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Neil R. Johnson and Laura B. Johnson and that he is authorized by Neil R. Johnson and Laura B. Johnson to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of December, 2012.

Dee G. G
Notary Public

My Commission expires: 1/9/2016