THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13020072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $710,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2013.

Notary Public
My Commission Expires:

RAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible], 2014

RETURN TO
ROBERT L. SCRUGGS ATTORNEY

BILL GARRETT, Davidson County
Trans: T20130020386 DEEDWARR
Recvd: 03/13/13 10:27 2 pgs
Fees: 13.00 Taxes: 2627.00

20130313-0024889

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert L. Scruggs, Trustee 5400 Hillsboro Pike Nashville TN 37215	New Owner	Tax Parcel ID No. 130-16-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eugene C. Johnson Jr. and Sally H. Johnson.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Scruggs, Trustee of the 5400 Hillsboro Pike Trust Agreement dated February 26, 2013**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 51 on the Plan of (Revised) Westwood, as of record in Plat Book 974, Page 14, Register's Office for said County, described as follows:

Said part of Lot No. 51 fronts 288 feet on the Easterly side of Hillsboro Road and runs back 480 feet on the Northerly line and 454 feet on the Southerly line to the Westerly line of the property conveyed to Walter Stokes and wife, by deed of record in Book 1027, Page 387, said Register's Office, and measures 287 feet, more or less, thereon.

Being the same property conveyed to Eugene C. Johnson, Jr. and wife, Sally H. Johnson by Warranty Deed from Armistead Nelson and wife, Sara H. Nelson recorded on the 14th day of December, 1994 in Book 9545, Page 570, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF WESTWOOD, as recorded in Plat Book 974, Page(s) 14.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5400 Hillsboro Pike Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2013.

Eugene C. Johnson Jr.

Sally H. Johnson

STATE OF New Jersey)
COUNTY OF Cape May)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene C. Johnson Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2013.

Notary Public

My Commission Expires: DENNIS W. GILBERT NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES MARCH 27, 2014

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sally H. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2013.

Notary Public

My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014