This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

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

ADDRESS NEW OWNER:
Edward Richardson
2505 Barton Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Franklin Synergy Bank
3301 Aspen Grove Drive, Suite 200
Franklin, TN 37067

Map and
Parcel #10411025400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew F. Johns, III and wife, Kristen F. Johns,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Edward Richardson, 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 **Lot No. 58** on the **Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace**, as shown by plat and survey of record in Plat Book 421, page 7, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew F. Johns, III and wife, Kristen F. Johns by Warranty Deed dated December 20, 2002, from Thomas A. Higgins, appearing of record in Instrument No. 20030102-0000598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2505 Barton Avenue, Nashville, Tennessee 37212.**

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, GRANTORS do covenant with the said GRANTEE 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, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

BILL GARRETT, Davidson County
Trans:T20130022167 DEEDWARR
Recvd: 03/19/13 09:24 2 pgs
Fees:13.00 Taxes:3193.10
20130319-0026989

WITNESS OUR HANDS, this the **15th** day of **March, 2013**.

Andrew F. Johns, III

Kristen F. Johns

By: _____ Attorney in Fact
Andrew F. Johns, III, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Andrew F. Johns, III**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Kristen F. Johns,** the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Kristen F. Johns, and appearing of record in Instrument # 20130319-0026988, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 15th day of March, 2013.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $863,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2013.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires: 1-9-16